

Title 21A

Chapters:

- 21A.01 Zoning Code Adoption
- 21A.02 Authority, Purpose, Interpretation and Administration
- 21A.04 Zones, Maps and Designations
- 21A.06 Technical Terms and Land Use Definitions
- 21A.08 Permitted Uses
- 21A.12 Development Standards - Density and Dimensions
- 21A.14 Development Standards - Design Requirements
- 21A.16 Development Standards - Landscaping and Water Use
- 21A.18 Development Standards - Parking and Circulation
- 21A.20 Development Standards - Signs
- 21A.22 Development Standards - Mineral Extraction
- 21A.24 Environmentally Sensitive Areas
- 21A.26 Development Standards - Communication Facilities
- 21A.28 Development Standards - Adequacy of Public Facilities and Services
- 21A.30 Development Standards - Animals, Home Occupation, Home Industry
- 21A.32 General Provisions - Nonconformance, Temporary Uses, and Re-use of Facilities
- 21A.34 General Provisions - Residential Density Incentives
- 21A.36 General Provisions - Transfer of Residential Density Credits
- 21A.38 General Provisions - Property - Specific Development Standards/Special District Overlays
- 21A.39 General Provisions - Urban Planned Developments
- 21A.40 Application Requirements/Notice Methods
- 21A.41 Commercial Site Development Permits
- 21A.42 Review Procedures/Notice Requirements
- 21A.43 Impact Fees
- 21A.44 Decision Criteria
- 21A.50 Enforcement
- 21A.55 Demonstration Projects

21A-788

(King County 9-97)

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LAND USE INDEX

The following chart showing permitted and regional land uses are listed alphabetically, for ease of reference, and represent the most common land uses found in King County.

Agricultural crop production (see Growing and harvesting agricultural crops)	21A.08.090
Airport/heliport	21A.08.100
Animal control facility (see Public agency animal control facility)	21A.08.100
Antique shops (see Used good)	21A.08.070
Apartment	21A.08.030
Aquariums (see Zoo/Wildlife exhibit)	21A.08.100
Arcades (see Amusement arcades)	21A.08.040
Auction house	21A.08.070
Auto supply stores	21A.08.070
Automotive parking	21A.08.060
Automotive rental and leasing	21A.08.060
Automotive repair	21A.08.050
Automotive wrecking yards (see Warehousing, and wholesale trade)	21A.08.060
Bakery (see Food stores)	21A.08.070
Bars, taverns and night clubs (see Eating and Drinking Places)	21A.08.070
Bed and breakfast guesthouse	21A.08.030
Bowling center	21A.08.040
Brewery (see Winery/brewery)	21A.08.080
Bulk retail	21A.08.070
Camera shops (see Photographic and electronic shops)	21A.08.070
Car washes (see Automotive service)	21A.08.050
Cemetery	21A.08.050
Churches (see churches, synagogue, temple)	21A.08.050
College/University	21A.08.100
Community Centers (see Social services)	21A.08.050
Construction contractors (see Construction and trade)	21A.08.060
Counseling centers (see Social services)	21A.08.050
Dairy and poultry farms (see Raising livestock and small animals)	21A.08.090
Dams (see Hydroelectric generation facility)	21A.08.100
Day care I & II	21A.08.050
Department and variety stores	21A.08.070
Drive-in theatre (See Theatre, Drive-in)	21A.08.040
Drug store	21A.08.070
Electrical substation (see Utility facility)	21A.08.060
Elementary or grade school	21A.08.050
Fairground	21A.08.100
Fire facility	21A.08.060
Fish and trout farms (see Aquaculture)	21A.08.090
Forest product sales	21A.08.070
Forestry (see Growing and harvesting forest products)	21A.08.090
Fruit and vegetable stands (see Agricultural crop sales)	21A.08.070
Fuel dealers	21A.08.070
Funeral home/crematory	21A.08.050
Gasoline service stations	21A.08.070
Golf course facility	21A.08.040

LAND USE INDEX (continued)

Golf driving range	21A.08.040
Grocery store (see Food stores)	21A.08.070
Group homes (see Community residential facility I & II)	21A.08.030
Hardware store (see Building, hardware & garden material stores)	21A.08.070
Hatchery/fish preserve	21A.08.090
Health clubs or fitness centers (see Sports club)	21A.08.040
Helistop	21A.08.060
High school	21A.08.050
Home industry	21A.08.030
Home occupation	21A.08.030
Hospital	21A.08.050
Hotel/motel	21A.08.030
Jail	21A.08.100
Kennel or cattery	21A.08.050
Landfill	21A.08.100
Lawn and garden store (see Building, hardware & garden material stores)	21A.08.070
Library	21A.08.040
Liquor store	21A.08.070
Livestock sales	21A.08.070
Livestock production (see Raising livestock and small animals)	21A.08.090
Lumber and building materials store (see Building, hardware & garden material stores)	21A.08.070
Manufacturing facilities	21A.08.080
Marina	21A.08.040
Middle/junior high school	21A.08.050
Mineral extraction	21A.08.090
Mini-warehouse facilities (see Self-service storage)	21A.08.060
Mobile home park	21A.08.030
Motion picture/Movie theatre (see Theatre)	21A.08.040
Motor vehicle and boat dealers	21A.08.070
Moving van companies (see Trucking and courier service)	21A.08.060
Museum	21A.08.040
Office (see Professional office)	21A.08.060
Outdoor performance center	21A.08.040
Park	21A.08.040
Park and ride lot (see Transit park and ride lot)	21A.08.100
Pawnshops (see Used goods)	21A.08.070
Pet shop	21A.08.070
Police facility	21A.08.060
Public agency or utility office	21A.08.060
Public agency or utility yard	21A.08.060
Racetrack	21A.08.100
Radio transmission/reception facility (see Major communication facility)	21A.08.100
Recycling "drop box" facilities (see Interim recycling facility)	21A.08.050
Restaurants and cafes (see Eating and drinking places)	21A.08.070
School bus base	21A.08.100
School district administrative offices (see School district support facility)	21A.08.050

LAND USE INDEX

LAND USE INDEX (continued)

School district maintenance/storage facilities (see School district support facility)	21A.08.050
Secondhand store (see Used goods)	21A.08.070
Senior center (See Social services)	21A.08.050
Senior citizen assisted dwelling	21A.08.030
Sewer lift station (see Utility facility)	21A.08.060
Sewer treatment plant (see Wastewater treatment facility)	21A.08.100
Shooting range	21A.08.040
Single detached dwelling	21A.08.030
Soil recycling facility	21A.08.100
Specialized instruction school	21A.08.050
Sporting goods store	21A.08.070
Sports club	21A.08.040
Stable	21A.08.050
Stadium/arena	21A.08.100
Television transmission/reception facility (see Major communication facility)	21A.08.100
Television and video camera stores (see Photographic and electronic shop)	21A.08.070
Townhouse	21A.08.030
Transfer station	21A.08.100
Transit bus base	21A.08.100
U-haul facilities (see Trucking and courier service)	21A.08.060
Utility facility	21A.08.060
Veterinary clinic	21A.08.050
Vocational school	21A.08.050
Winery (see Winery/brewery)	21A.08.080
Work release facility	21A.08.100
Wrecking yards (see Warehousing, and wholesale trade)	21A.08.060
Zoo/wildlife exhibit	21A.08.100

Chapter 21A.01
ZONING CODE ADOPTION

Sections:

21A.01.010	Adoption and transference.
21A.01.020	Zoning code adopted.
21A.01.025	Notification to Tribes.
21A.01.030	Application of the 1993 Zoning Code.
21A.01.040	Transition to new code.
21A.01.045	Relationship to certain adopted 1994 development regulations.
21A.01.050	Tree retention and landscaping (Ch. 21A.16) effective date.
21A.01.070	Area zoning conversion guidelines.
21A.01.080	Severability.
21A.01.090	Drawings.
21A.01.100	Periodic review.

21A.01.010 Adoption and transference. Pursuant to the requirement of King County Charter Section 880, there is adopted Title 21A of the "King County code" as compiled by the King County council. K.C.C. Chapter 21A.61A of the code is hereby transferred to Title 27. K.C.C. Sections 21A.61.060, .070 are hereby transferred to Title 20. (Ord. 10870 § 1, 1993).

21A.01.020 Zoning code adopted. Under the provisions of Article XI, Section 11 of the Washington State Constitution and Article 2, Section 220.20 of the King County Charter, the zoning code attached to Ordinance 10870, which is referred to hereinafter as the 1993 Zoning Code, is adopted and declared to be the zoning code for King County until amended, repealed or superseded, subject to the provisions of K.C.C. 21A.01.030. This code also is hereby enacted to be consistent with and implement the comprehensive plan in accordance with RCW 36.70A. This code shall be compiled in Title 21A. (Ord. 11621 § 1 (part), 1994: Ord. 10870 § 2, 1993).

21A.01.025 Notification to Tribes. The county recognizes that many actions undertaken pursuant to Title 21A, as amended, may impact treaty fishing rights of federally-recognized tribes. In order to honor and prevent interference with these treaty fishing rights and to provide for water quality and habitat preservation, the county shall provide notice to any federally-recognized tribes whose treaty fishing rights would be affected by an action undertaken pursuant to this title, including but not limited to: development of wetlands, stream and river banks, lakeshore habitat of water bodies, or development directly or indirectly affecting anadromous bearing water bodies, including the promulgation of plans, rules, regulations or ordinances implementing the provisions of this title, whether or not review of such actions is required under the State Environmental Policy Act (SEPA) RCW 43.21C. (Ord. 11621 § 1 (part), 1994).

21A.01.030 Application of the 1993 Zoning Code. A. Except as provided in subsection C below, the 1993 Zoning Code shall apply to a specific property when, after the effective date of Ordinance 10870 (6/28/93), the zoning map with respect to such property is amended pursuant to:

1. an individual quasi-judicial zone reclassification;
2. countywide zoning conversion process set out in Section 5; or
3. community planning area zoning proposals accompanying plan updates or amendment studies.

B. Any reclassification requests or proposals for application of area or countywide zoning initiated after the effective date of Ordinance 10870 shall use the new zone classifications adopted in the 1993 Zoning Code.

C. The provisions of King County Code Chapter 21A.24, together with the relevant provisions of Chapters 21A.06 and 21A.12, shall apply to all properties as of the effective date of Ordinance 11621 (1/9/94). (Ord. 11621 § 2, 1994: 10870 § 3, 1993).

21A.01.040 Transition to new code. A. Complete applications for conditional use permits, planned unit developments, binding site plans, right-of-way use permits, commercial site development permits, variances, unclassified use permits, or public agency and utility exceptions which were pending at the time Title 21A took effect shall continue to be processed under those applicable zoning regulations governing review prior to implementation of Title 21A; except when a conditional use permit application has been submitted for a use that under Title 21A no longer requires a conditional use permit, that conditional use permit shall not be a requirement for the vested development proposal. Notwithstanding any contrary provisions in this title, where approved, these permits shall continue to establish allowable uses on the property until permit expiration. A variance to Title 21 standards which has been approved and has not expired shall be deemed to also vary like standards set forth in Title 21A relating to the same subject matter and development proposal. Planned unit development applications pending on October 1, 1994 shall be deemed to have vested at the time a complete application was filed. Nothing in this subsection is intended to restrict otherwise applicable vested applicant rights.

B. Except for the requirements of K.C.C. 21A.43, any lot created by subdivision or short subdivision for which a complete subdivision or short subdivision application was submitted prior to February 2, 1995, may be developed pursuant to the standards of Resolution 25789, as amended (former K.C.C. Title 21), including any applicable p-suffix conditions in adopted community plans and area zoning in effect on February 1, 1995 for a period of six years from the date of recording of the applicable final plat or short plat. (Ord. 12824 § 19, 1997: Ord. 11765 § 1, 1995: Ord. 11621 § 3, 1994: 10870 § 4, 1993).

21A.01.045 Relationship to certain adopted 1994 development regulations.

A. The King County Council makes the following findings of fact:

1. On December 19, 1994, the King County Council adopted Ordinance 11618, 11619, and 11620 amending Title 16 of the King County Code. The effective date of Ordinance 11618, 11619, and 11620 is January 9, 1995.

2. In drafting Ordinance 11618, 11619, and 11620, the references to the King County Zoning Code were amended to cite K.C.C. Title 21A, the new zoning code, and at the same time repeal references to K.C.C. Title 21, the old zoning code. This was done in anticipation that Proposed Ordinance 94-737, which adopts new zoning to implement the 1994 Comprehensive Plan and Title 21A, adopted would be on December 19, 1994 concurrent with Ordinance 11618, 11619, and 11620. Thus, K.C.C. Title 21A would become effective on the same date as Ordinance 11618, 11619, and 11620.

3. However, on December 19, 1994 the King County Council deferred action on Proposed Ordinance 94-737 until January 3, 1995. On January 3, 1995 the action was again deferred to January 9, 1995. As a result of deferring action on Proposed Ordinance 94-737, K.C.C. 21A will not go into effect until some time after the effective date of Ordinance 11618, 11619, and 11620.

4. The problem created by the actions described above is that Ordinance 11618, 11619, and 11620 will go into effect with references to zoning code requirements (K.C.C. Title 21A) that will not be in effect until the adoption and effective date of Proposed Ordinance 94-737. Additionally, the references to the existing zoning code (K.C.C. Title 21) are repealed in Ordinance 11618, 11619, and 11620. As a result, development applications filed between the effective date of Ordinance 11618, 11619, and 11620 and the effective date of proposed Ordinance 94-737 may vest to land use controls that will not include either existing Title 21 or the new Title 21A regulations. Such development may not provide protection for, and be harmful to, the public health, safety and welfare which Title 21 and 21A were adopted to address.

B. Ordinance 11618, 11619, and 11620 shall not take effect, or if in effect shall no longer be in effect, until King County adopts zoning to implement the 1994 King county Comprehensive Plan and to convert zoning to Title 21A (Proposed Ordinance 94-737) and such zoning becomes effective. Prior to the effective date of Ordinance 11618, 11619, and 11620, the provisions of law in effect prior to the adoption of Ordinance 11618, 11619, and 11620 shall remain in effect until Ordinance 11618, 11619, and 11620 is in effect under the provisions of this section. (Ord. 11652 § 1-2, 1995).

21A.01.050 Tree retention and landscaping effective date. Chapter 21A.16 (Tree Retention and Landscaping) shall be effective as part of the 1993 Zoning Code only if at the time of the adoption of the first area zoning map conversion a new landscaping chapter has not been adopted, in which case chapter 21A.16 will apply in that area until a revised chapter is adopted. (Ord. 10870 § 9, 1993).

21A.01.070 Area zoning conversion guidelines. A. The council directs the department to prepare proposed new zoning maps applying the 1993 King County Zoning Code and transmit within ten months of the effective date of Ordinance 10870 (6/28/93) for council review and adoption.

B. The department shall use the table set forth in subsection C and the guidelines of this section in preparing an ordinance or ordinances to convert each area zoning document to the 1993 Zoning Code, with modifications appropriate to be consistent with the comprehensive plan land use map and policies, so as to implement the comprehensive plan and convert old outright and potential zone designations to new ones in a consistent manner. The provisions of this section also shall apply to conversion of the resource lands area zoning adopted pursuant to K.C.C. 20.12.390.

C. Conversion table. The following conversion table and criteria contained therein shall be used by the department in converting the zoning maps adopted pursuant to Resolution 25789 to the 1993 Zoning Code:

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RESOLUTION 25789 ZONING MAP SYMBOLS	1993 ZONING CODE MAP SYMBOLS	ADDITIONAL CRITERIA
F	F	In Forest Production or Rural Areas
FR	F or RA	Use zone most consistent with the comprehensive plan
A, A-10 A-35	A-10 A-35 or A-60	In Agricultural or Rural Areas Use zone most consistent with the comprehensive plan
Q-M	M	Designated Mining Sites
AR-2.5 AR-5 AR-10	RA-2.5 RA-5 RA-10 or RA-20	In Rural Areas Use zone most consistent with the comprehensive plan
GR-5, GR-2.5, G-5	UR RA	Only in designated urban areas In areas not designated urban
G	R-1 RA	Only in designated urban areas In areas not designated urban
SE, S-C	R-1	Only in designated urban areas or Rural Towns
SR/RS15000, SR/RS 9600	R-4	Only in designated urban areas or Rural Towns
SR7200, RS7200	R-6	Only in designated urban areas or Rural Towns
SR5000, RS5000	R-8	Only in designated urban areas or Rural Towns
RMHP	R-4 through R-48	Use zone closest to zoning on adjacent property or midrange if adjacent zones vary
RD3600, RT3600	R-12	
RM2400, RT2400	R-18	
RT, RM1800, RT1800	R-24	
RM900	O or R-48	Apply zoning closest to comprehensive plan land use designations
RM 900 P	O or R-48	According to P-suffix limitations allowing only office or residential uses
B-N, BR-N B-C, BR-C C-G M-L, M-P, M-H	NB or RB CB or RB RB I	For all business zones, use zone most consistent with the comprehensive plan designation and actual scale of business area

D. Unclassified Use Permit Mining Operations. In addition to the conversions set out in the table in subsection C, all sites legally operating pursuant to an unclassified use permit for mining operations shall be zoned M (Mineral).

E. Resolution of map conflicts. In cases of ambiguity or conflict between a community or comprehensive plan map designation and the zone classification applied under the old code, the department shall use the following guidelines and procedures in recommending new zones:

1. As a general rule, the outright or potential zoning designation applied shall be that which is consistent with the 1994 King County Comprehensive Plan; adopted community plans, where they do not conflict, may be used to provide additional guidance;

2. If the application of the guidelines in this subsection leads the department to propose applying an outright or potential zone classification from the 1993 Zoning Code that is not functionally equivalent to a classification from the old code as defined in the table in subsection C., the department shall notify the owner of the property proposed for reclassification no later than the council introduction date of the ordinance amending said property, and the property owner may request a change in the area zoning in a manner consistent with the procedures used for council review of a community plan and area zoning.

F. Area-wide P-suffix development conditions. The department shall review all area-wide P-suffix conditions applied through zoning adopted pursuant to Resolution 25789, and recommend legislation removing all such conditions which conflict with the comprehensive plan or have been replaced adequately by standards adopted in the 1993 zoning code. If P-suffix conditions implement policies in the comprehensive plan, then regulations shall be developed by the end of 1995 and the P-suffix conditions shall be removed. Any P-suffix conditions which implement policies in community plans which are not in conflict with the comprehensive plan but are not adequately addressed by this code shall be carried forward intact until they are evaluated for replacement by general code revisions in 1995.

G. Site-specific development conditions. Approval conditions for previous zone reclassifications, planned unit developments, unclassified permits, and P-suffix conditions applied to individual properties in land use actions pursuant to Resolution 25789, should be recommended for retention wherever they address conditions unique to a particular property and not addressed by the standards in the Zoning Code.

H. For area zoning documents being converted to the 1993 Zoning Code without amendments to their respective community plan maps and policies, only requests for zone changes which meet one of the following criteria shall be considered during either the department or council review process:

1. as provided in subsection E;
2. when an applicant can demonstrate that the department's proposal incorrectly implements an adopted comprehensive plan map designation or policy in converting existing zoning to a new zone classification; or
3. the site is the subject of an application for a Master Planned Development or Urban Planned Development, and conversion to the 1993 Zoning Code is requested as part of such application. Rezoning of such sites during the conversion, area zoning otherwise shall be to Urban Reserve with the urban planned development overlay district as provided in Chapter 21A.38.

I. Requests which do not meet one of the criteria of subsection H shall be treated as quasi-judicial reclassification requests which must be formally applied for according to the process provided for such requests and shall be subject to the criteria in K.C.C. 20.24.190.

J. Requests for quasi-judicial reclassification that are consistent with the conversion table illustrated in subsection C and requests for quasi-judicial reclassification to the M zone, shall not be subject to the criteria in K.C.C. 20.24.190.

K. Bear Creek MPD's. The following transition provisions shall apply to the Master Plan Development applications in the Bear Creek Community Plan (BCCP).

1. An applicant may either continue to utilize the procedural provisions of the BCCP or may utilize the procedural provisions of K.C.C. 21A.39.

2. If an applicant utilizes the procedural provisions of K.C.C. 21A.39, the Pre-Development Applications previously submitted for the Blakely Ridge MPD and the Northridge MPD are deemed the equivalent of and accepted as complete applications for "UPD Permits" under Chapter 21A.39 of the 1993 zoning code.

3. The substantive provisions of the BCCP Area Zoning MPD P-Suffix conditions and conditions precedent to rezoning set forth in Section 1C of the BCCP Area Zoning (page 140) shall remain in effect for purposes of considering the UPD applications, under either the BCCP or K.C.C. 21A.39.

4. The applicants may elect either one base zone pursuant to K.C.C. 21A.39, or multiple zones pursuant to the Bear Creek Community Plan, applying the equivalent zone and potential zone designations of the 1993 zoning code.

5. The Novelty Hill Master Plan sites and urban designation adopted and delineated in the Bear Creek Community Plan and Bear Creek Area zoning shall be considered "UPD Special District Overlays" and "UPD boundary delineations" for purposes of applying K.C.C. 21A.38.020, .070B.1 and .070B.2 and K.C.C. 21A.39.020.(Ord. 11621 § 5, 1994: 11157 § 1, 1993: Ord. 10870 § 5, 1993).

21A.01.080 Severability. If any provision of this title or its application to any person or circumstance is held invalid, the remainder of the ordinance or the application of the provision to other persons or circumstances is not affected. (Ord. 10870 § 6, 1993).

21A.01.090 Drawings. The department is hereby authorized after the date of the adoption of this ordinance to incorporate drawings as necessary for the purpose of illustrating concepts and regulatory standards contained in this title, provided that the adopted provisions of the code shall control over such drawings. (Ord. 10870 § 7, 1993).

21A.01.100 Periodic review. The department shall submit an annual written report to the council detailing issues relating to the implementation of the 1993 King County Zoning Code and recommending amendments to address those issues. (Ord. 10870 § 8, 1993).

Chapter 21A.02
AUTHORITY, PURPOSE, INTERPRETATION AND ADMINISTRATION

Sections:

- 21A.02.010 Title.
- 21A.02.020 Authority to adopt code.
- 21A.02.030 Purpose.
- 21A.02.040 Conformity with this title required.
- 21A.02.050 Minimum requirements.
- 21A.02.060 Interpretation: General.
- 21A.02.070 Interpretation: Standard industrial classification.
- 21A.02.080 Interpretation: Zoning maps.
- 21A.02.090 Administration and review authority.
- 21A.02.100 Severability.
- 21A.02.110 Classification of right-of-way.

21A.02.010 Title. This title shall be known as the King County Zoning Code, hereinafter referred to as "this title". (Ord. 10870 § 11, 1993).

21A.02.020 Authority to adopt code. The King County Zoning Code is adopted by King County ordinance, pursuant to Article XI, Section 11 of the Washington State Constitution; and Article 2, Section 220.20 of the King County Charter. (Ord. 10870 § 12, 1993).

21A.02.030 Purpose. The general purposes of this title are:

- A. To encourage land use decision making in accordance with the public interest and applicable laws of the State of Washington.
- B. To protect the general public health, safety, and welfare;
- C. To implement the King County Comprehensive Plan's policies and objectives through land use regulations;
- D. To provide for the economic, social, and aesthetic advantages of orderly development through harmonious groupings of compatible and complementary land uses and the application of appropriate development standards;
- E. To provide for adequate public facilities and services in conjunction with development; and
- F. To promote general public safety by regulating development of lands containing physical hazards and to minimize the adverse environmental impacts of development. (Ord. 10870 § 13, 1993).

21A.02.040 Conformity with this title required. A. No use or structure shall be established, substituted, expanded, constructed, altered, moved, maintained, or otherwise changed except in conformance with this title.

B. Creation of or changes to lot lines shall conform with the use provisions, dimensional and other standards, and procedures of this title and Title 19, Subdivisions.

C. All land uses and development authorized by this title shall comply with all other regulations and or requirements of this title as well as any other applicable local, state or federal law. Where a difference exists between this title and other county regulations, the more restrictive requirements shall apply.

D. Where more than one part of this title applies to the same aspect of a proposed use or development, the more restrictive requirement shall apply.

E. Temporary uses or activities, conducted during an emergency event, or training exercises conducted at emergency sites, designated pursuant to an emergency management plan, shall not be subject to the provisions of this title. (Ord. 11621 § 8, 1994: 10870 § 14, 1993).

21A.02.050 Minimum requirements. In interpretation and application, the requirements set forth in this title shall be considered the minimum requirements necessary to accomplish the purposes of this title. (Ord. 10870 § 15, 1993).

21A.02.060 Interpretation: General. A. In case of inconsistency or conflict, regulations, conditions or procedural requirements that are specific to an individual land use shall supersede regulations, conditions or procedural requirements of general application.

B. A land use includes the necessary structures to support the use unless specifically prohibited or the context clearly indicates otherwise.

C. In case of any ambiguity, difference of meaning, or implication between the text and any heading, caption, or illustration, the text and the permitted use tables in K.C.C. 21A.08 shall control. All applicable requirements shall govern a use whether or not they are cross-referenced in a text section or land use table.

D. Unless the context clearly indicates otherwise, words in the present tense shall include past and future tense, and words in the singular shall include the plural, or vice versa. Except for words and terms defined in this title, all words and terms used in this title shall have their customary meanings. (Ord. 10870 § 16, 1993).

21A.02.070 Interpretation: Standard industrial classification. A. All references to the Standard Industrial Classification (SIC) are to the titles and descriptions found in the Standard Industrial Classification Manual, 1987 edition, prepared by United States Office of Management and Budget which is hereby adopted by reference. The (SIC) is used, with modifications to suit the purposes of this title, to list and define land uses authorized to be located in the various zones consistent with the comprehensive plan land use map.

B. The SIC categorizes each land use under a general two-digit major group number, or under a more specific three- or four-digit industry group or industry number. A use shown on a land use table with a two-digit number includes all uses listed in the SIC for that major group. A use shown with a three-digit or four-digit number includes only the uses listed in the SIC for that industry group or industry.

C. An asterisk (*) in the SIC number column of a land use table means that the SIC definition for the specific land use identified has been modified by this title. The definition may include one or more SIC subclassification numbers, or may define the use without reference to the SIC.

D. The Director shall determine whether a proposed land use not specifically listed in a land use table or specifically included within a SIC classification is allowed in a zone. The director's determination shall be based on whether or not permitting the proposed use in a particular zone is consistent with the purposes of this title and the zone's purpose as set forth in K.C.C. 21A.04, by considering the following factors:

1. The physical characteristics of the use and its supporting structures, including but not limited to scale, traffic and other impacts, and hours of operation;

2. Whether or not the use complements or is compatible with other uses permitted in the zone; and

3. The SIC classification, if any, assigned to the business or other entity that will carry on the primary activities of the proposed use. (Ord. 11621 § 7, 1994: 10870 § 17, 1993).

21A.02.080 Interpretation: Zoning maps. Where uncertainties exist as to the location of any zone boundaries, the following rules of interpretation, listed in priority order, shall apply:

A. Where boundaries are indicated as paralleling the approximate centerline of the street right-of-way, the zone shall extend to each adjacent boundary of the right-of-way. Non road-related uses by adjacent property owners, if allowed in the right-of-way, shall meet the same zoning requirements regulating the property owners lot;

B. Where boundaries are indicated as approximately following lot lines, the actual lot lines shall be considered the boundaries;

C. Where boundaries are indicated as following lines of ordinary high water, or government meander line, the lines shall be considered to be the actual boundaries. If these lines should change the boundaries shall be considered to move with them; and

D. If none of the rules of interpretation described in subparagraphs A. through C. apply, then the zoning boundary shall be determined by map scaling. (Ord. 10870 § 18, 1993).

21A.02.090 Administration and review authority. A. The examiner shall have authority to hold public hearings and make decisions and recommendations on reclassifications, subdivisions and other development proposals, and appeals, as set forth in K.C.C. 20.42.

B. The director shall have the authority to grant, condition or deny applications for variances and conditional use permits, and renewals of permits for mineral extraction and processing, unless a public hearing is required as set forth in K.C.C. 21A.42, in which case this authority shall be exercised by the adjustor.

C. The department shall have authority to grant, condition or deny commercial and residential building permits, grading and clearing permits, and temporary use permits in accordance with the procedures set forth in K.C.C. 21A.42.

D. Except for other agencies with authority to implement specific provisions of this title, the department shall have the sole authority to issue official interpretations of this title, pursuant to K.C.C. 2.98. (Ord. 10870 § 19, 1993).

21A.02.100 Severability. Should any chapter, section, subsection, paragraph, sentence, clause or phrase of this title be declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portion of this title. (Ord. 10870 § 20, 1993).

21A.02.110 Classification of right-of-way. A. Except when such areas are specifically designated on the zoning map as being classified in one of the zones provided in this title, land contained in rights-of-way for streets or alleys, or railroads shall be considered unclassified.

B. Within street or alley rights-of-way, uses shall be limited to street purposes as defined by law.

C. Within railroad rights-of-way, allowed uses shall be limited to tracks, signals or other operating devices, movement of rolling stock, utility lines and equipment, and facilities accessory to and used directly for the delivery and distribution of services to abutting property.

D. Where such right-of-way is vacated, the vacated area shall have the zone classification of the adjoining property with which it is first merged. (Ord. 10870 § 21, 1993).

Chapter 21A.04
ZONES, MAPS AND DESIGNATIONS

Sections:


- 21A.04.010 Zones and map designations established.
- 21A.04.020 Zone and map designation purpose.
- 21A.04.030 Agricultural zone.
- 21A.04.040 Forest zone.
- 21A.04.050 Mineral zone.
- 21A.04.060 Rural area zone.
- 21A.04.070 Urban reserve zone.
- 21A.04.080 Urban residential zone.
- 21A.04.090 Neighborhood business zone.
- 21A.04.100 Community business zone.
- 21A.04.110 Regional business zone.
- 21A.04.120 Office zone.
- 21A.04.130 Industrial zone.
- 21A.04.140 Map designation - Regional use designation.
- 21A.04.150 Map designation - Property-specific development or
P-suffix standards.
- 21A.04.160 Map designation - Special district overlay.
- 21A.04.170 Map designation - Potential zone.
- 21A.04.180 Map designation - Interim zoning.
- 21A.04.190 Zoning maps and boundaries.

21A.04.010 Zones and map designations established. In order to accomplish the purposes of this title the following zoning designations and zoning map symbols are established:

ZONING DESIGNATIONS**MAP SYMBOL**

Agricultural	A (10 -or 35 acre minimum lot size)
Forest	F
Mineral	M
Rural Area	RA (2.5-acre, 5-acre, 10-acre or 20-acre minimum lot size)
Urban Reserve	UR
Urban Residential	R (base density in dwellings per acre)
Neighborhood Business	NB
Community Business	CB
Regional Business	RB
Office	O
Industrial	I
Regional Use	Case file number following zone's map symbol
Property-specific development standards	-P(suffix to zone's map symbol)
Special District Overlay	-SO(suffix to zone's map symbol)

ZONING DESIGNATIONS**MAP SYMBOL**

Potential Zone	 (dashed box surrounding zone's map symbol)
Interim Zone	* (asterisk adjacent to zone's map symbol)

(Ord. 12929 § 1, 1997: Ord. 12596 § 1, 1997: Ord. 11621 § 9, 1994: Ord. 10870 § 22, 1993).

21A.04.020 Zone and map designation purpose. The purpose statements for each zone and map designation set forth in the following sections shall be used to guide the application of the zones and designations to all lands in unincorporated King County. The purpose statements also shall guide interpretation and application of land use regulations within the zones and designations, and any changes to the range of permitted uses within each zone through amendments to this title. (Ord. 10870 § 23, 1993).

21A.04.030 Agricultural zone. A. The purpose of the agricultural zone (A) is to preserve and protect irreplaceable and limited supplies of farmland well suited to agricultural uses by their location, geological formation and chemical and organic composition and to encourage environmentally sound agricultural production. These purposes are accomplished by:

1. Establishing residential density limits to retain lots sized for efficient farming;
2. Allowing for uses related to agricultural production and limiting nonagricultural uses to those compatible with farming, or requiring close proximity for the support of agriculture; and
3. Allowing for residential development primarily to house farm owners, on-site agricultural employees and their respective families.

B. Use of this zone is appropriate for lands within agricultural production districts designated by the Comprehensive Plan and for other farmlands deemed appropriate for long-term protection. (Ord. 10870 § 24, 1993).

21A.04.040 Forest zone. A. The purpose of the forest zone (F) is to preserve the forest land base; to conserve and protect the long-term productivity of forest lands; and to restrict uses unrelated to or incompatible with forestry. These purposes are accomplished by:

1. Applying the F zone to large contiguous areas where a combination of site, soil and climatic characteristics make it possible to sustain timber growth and harvests over time;
2. Limiting residential, recreational, commercial and industrial uses to those uses that are compatible with forestry, to minimize the potential hazards of damage from fire, pollution and land use conflicts; and
3. Providing for compatible outdoor recreation uses and for conservation and protection of municipal watersheds and fish and wildlife habitats.

B. Use of this zone is appropriate for lands within forest production districts designated by the Comprehensive Plan. (Ord. 10870 § 25, 1993).

21A.04.050 Mineral zone. A. The purpose of the mineral zone (M) is to provide for continued extraction and processing of mineral and soil resources in an environmentally responsible manner by:

1. Reserving known deposits of minerals and materials within areas as protection against premature development of the land for non-extractive purposes;

2. Providing neighboring properties with notice of prospective extracting and processing activities; and

3. Providing appropriate location and development standards for extraction and on-site processing to mitigate adverse impacts on the natural environment and on nearby properties.

B. Use of this zone is appropriate for known deposits of minerals and materials on sites that are of sufficient size to mitigate the impacts of operation and that are served or capable of being served at the time of development by adequate roads and other public services; and for sites containing mineral extracting and processing operations that were established in compliance with land use regulations in effect at the time the use was established. (Ord. 10870 § 26, 1993).

21A.04.060 Rural area zone. A. The purpose of the rural zone (RA) is to provide for an area-wide long-term rural character and to minimize land use conflicts with nearby agricultural, forest or mineral extraction production districts. These purposes are accomplished by:

1. Limiting residential densities and permitted uses to those that are compatible with rural character and nearby resource production districts and are able to be adequately supported by rural service levels;

2. Allowing small scale farming and forestry activities and tourism and recreation uses which can be supported by rural service levels and which are compatible with rural character; and

3. Increasing required setbacks to minimize conflicts with adjacent agriculture, forest or mineral zones.

B. Use of this zone is appropriate in rural areas designated by the Comprehensive Plan as follows:

1. AR-2.5/RA-2.5 in rural areas where predominant densities already exceed one dwelling per five acres and the soils can support on-site sewage disposal without damage to water resources;

2. AR-5/RA-5 in rural areas without established subdivision patterns and predominantly environmentally unconstrained lands;

3. AR-10/RA-10 in rural areas next to designated resource production areas where additional buffering is required, or where area-wide environmental features constrain development. RA-10 is also applied to Rural Farm Districts designated by the King County Comprehensive Plan; and **[Editor's Note: Ordinance 11621 § 10 did not delete 'AR' in 1-3 when 'RA' was added.]**

4. RA-20 in Rural Forest Districts designated by the King County Comprehensive Plan. (Ord. 11621 § 10, 1994: Ord. 10870 § 27, 1993).

21A.04.070 Urban reserve zone. A. The purposes of the urban reserve zone (UR) are to phase growth and demand for urban services, and to reserve large tracts of land for possible future growth in portions of King County designated by the Comprehensive Plan for future urban growth while allowing reasonable interim uses of property; or to reflect designation by the Comprehensive Plan of a property or area as part of the urban growth area when a detailed plan for urban uses and densities has not been completed; or when the area has been designated as a site for a potential urban planned development or new fully contained community, as provided in K.C.C. 21A.38.070. These purposes are accomplished by:

1. Allowing for rural, agricultural and other low-density uses;
2. Allowing for limited residential growth, either contiguous to existing urban public facilities, or at a density supportable by existing rural public service levels; and
3. Requiring clustered residential developments where feasible, to prevent establishment of uses and lot patterns which may foreclose future alternatives and impede efficient later development at urban densities.

B. Use of this zone is appropriate in urban areas, rural towns or in rural city expansion areas designated by the Comprehensive Plan, when such areas do not have adequate public facilities and services or are not yet needed to accommodate planned growth, do not yet have detailed land use plans for urban uses and densities, or are designated as sites for a potential urban planned development or new fully contained communities. (Ord. 13278 § 2, 1998: Ord. 12171 § 2, 1996: Ord. 11621 § 11, 1994: Ord. 10870 § 28, 1993).

21A.04.080 Urban residential zone. A. The purpose of the urban residential zone (R) is to implement Comprehensive Plan goals and policies for housing quality, diversity and affordability, and to efficiently use urban residential land, public services and energy. These purposes are accomplished by:

1. Providing, in the R-1 through R-8 zones, for a mix of predominantly single detached dwelling units and other development types, with a variety of densities and sizes in locations appropriate for urban densities;
2. Providing, in the R-12 through R-48 zones, for a mix of predominantly apartment and townhouse dwelling units and other development types, with a variety of densities and sizes in locations appropriate for urban densities;
3. Allowing only those accessory and complementary nonresidential uses that are compatible with urban residential communities; and
4. Establishing density designations to facilitate advanced area-wide planning for public facilities and services, and to protect environmentally sensitive sites from overdevelopment.

B. Use of this zone is appropriate in urban areas, activity centers, or rural towns designated by the Comprehensive Plan or community plans as follows:

1. The R-1 zone on or adjacent to lands with area-wide environmental constraints where development is required to cluster away from sensitive areas, on lands designated urban separators or wildlife habitat network where development is required to cluster away from the axis of the corridor, or in well-established subdivisions of the same density, which are served at the time of development by public or private facilities and services adequate to support planned densities;
2. The R-4 through R-8 zones on urban lands that are predominantly environmentally unconstrained and are served at the time of development, by adequate public sewers, water supply, roads and other needed public facilities and services; and
3. The R-12 through R-48 zones in urban areas, urban or community activity centers, urban neighborhood centers, or rural towns, that are served at the time of development by adequate public sewers, water supply, roads and other needed public facilities and services. (Ord. 12822 § 5, 1997: Ord. 12596 § 2, 1997: Ord. 11621 § 12, 1994: Ord. 10870 § 29, 1993).

21A.04.090 Neighborhood business zone. A. The purpose of the neighborhood business zone (NB) is to provide convenient daily retail and personal services for a limited service area and to minimize impacts of commercial activities on nearby properties and in urban areas on properties with the land use designation of commercial outside of center, to provide for limited residential development. These purposes are accomplished by:

1. Limiting nonresidential uses to those retail or personal services which can serve the everyday needs of a surrounding urban or rural residential area;

2. Allowing for mixed use (housing and retail/service) developments and for townhouse developments as a sole use on properties in the urban area with the land use designation of commercial outside of center; and

3. Excluding industrial and community/regional business-scaled uses.

B. Use of this zone is appropriate in urban neighborhood business centers, rural towns, or rural neighborhood centers designated by the comprehensive plan, on sites which are served at the time of development by adequate public sewers when located in urban areas or adequate on-site sewage disposal when located in rural areas, water supply, roads and other needed public facilities and services. (Ord. 12522 § 2, 1996: Ord. 11621 § 13, 1994: Ord. 10870 § 30, 1993).

21A.04.100 Community business zone. A. The purpose of the community business zone (CB) is to provide convenience and comparison retail and personal services for local service areas which exceed the daily convenience needs of adjacent neighborhoods but which cannot be served conveniently by larger activity centers, and to provide retail and personal services in locations within activity centers that are not appropriate for extensive outdoor storage or auto related and industrial uses. These purposes are accomplished by:

1. Providing for limited small-scale offices as well as a wider range of the retail, professional, governmental and personal services than are found in neighborhood business areas;

2. Allowing for mixed use (housing and retail/service) developments; and

3. Excluding commercial uses with extensive outdoor storage or auto related and industrial uses.

B. Use of this zone is appropriate in urban and community centers or rural towns that are designated by the Comprehensive Plan and community plans and that are served at the time of development by adequate public sewers, water supply, roads and other needed public facilities and services. (Ord. 11621 § 14, 1994: 10870 § 31, 1993).

21A.04.110 Regional business zone. A. The purpose of the regional business zone (RB) is to provide for the broadest mix of comparison retail, wholesale, service and recreation/cultural uses with compatible storage and fabrication uses, serving regional market areas and offering significant employment opportunities. These purposes are accomplished by:

1. Encouraging compact development that is supportive of transit and pedestrian travel, through higher nonresidential building heights and floor area ratios than those found in community centers;

2. Allowing for outdoor sales and storage, regional shopping areas and limited fabrication uses; and

3. Concentrating large scale commercial and office uses to facilitate the efficient provision of public facilities and services.

B. Use of this zone is appropriate in urban activity centers or rural towns that are designated by the Comprehensive Plan and community plans that are served at the time of development by adequate public sewers, water supply, roads and other needed public facilities and services. (Ord. 11621 § 15, 1994: 10870 § 32, 1993).

21A.04.120 Office zone. A. The purpose of the office zone (O) is to provide for pedestrian and transit-oriented high-density employment uses together with limited complementary retail and urban density residential development in locations within activity centers where the full range of commercial activities is not desirable. These purposes are accomplished by:

1. Allowing for uses that will take advantage of pedestrian-oriented site and street improvement standards;

2. Providing for higher building heights and floor area ratios than those found in community centers;

3. Reducing the ratio of required parking to building floor area;

4. Allowing for on-site convenient daily retail and personal services for employees and residences; and

5. Excluding auto-oriented, outdoor or other retail sales and services which do not provide for the daily convenience needs of on-site and nearby employees or residents.

B. Use of this zone is appropriate in activity centers designated by the Comprehensive Plan and community plans which are served at the time of

development by adequate public sewers, water supply, roads and other needed public facilities and services. (Ord. 10870 § 33, 1993).

21A.04.130 Industrial zone. A. The purpose of the industrial zone (I) is to provide for the location and grouping of industrial enterprises and activities involving manufacturing, assembly, fabrication, processing, bulk handling and storage, research facilities, warehousing and heavy trucking. It is also a purpose of this zone to protect the industrial land base for industrial economic development and employment opportunities. These purposes are accomplished by:

1. Allowing for a wide range of industrial and manufacturing uses ;
2. Establishing appropriate development standards and public review procedures for industrial activities with the greatest potential for adverse impacts; and
3. Limiting residential, institutional, commercial, office and other non-industrial uses to those necessary for the convenience of industrial activities.

B. Use of this zone is appropriate in urban activity centers or rural towns designated by the Comprehensive Plan and community plans which are served at the time of development by adequate public sewers, water supply, roads and other needed public facilities and services. (Ord. 11621 § 16, 1994: 10870 § 34, 1993).

21A.04.140 Map designation - Regional use designation. The purpose of the regional use designation (case file number following underlying zone's map symbol) is to provide for individual review of certain proposed uses with unique characteristics and adverse impacts on neighboring properties. Regional uses are of a size and involve activities which require individual review to determine compatibility with surrounding uses. (Ord. 10870 § 35, 1993).

21A.04.150 Map designation - Property-specific development or P-suffix standards. The purpose of the property-specific development standards designation (-P suffix to zone's map symbol) is to indicate that conditions beyond the minimum requirements of this title have been applied to development on the property, including but not limited to increased development standards, limits on permitted uses or special conditions of approval. Property-specific development standards are adopted in either a reclassification or area zoning ordinance and are shown in the SITUS file for an individual property maintained by the department. Regardless of the form in which a property-specific development standard is adopted, the P-suffix shall be shown on the official zoning map maintained by the department and as a notation on the SITUS file, which shall be updated as soon as possible after the effective date of the adopting ordinance adopting a P-suffix standard. (Ord. 12824 § 20, 1997: Ord. 11621 § 17 1994: 10870 § 36, 1993).

21A.04.160 Map designation - Special district overlay. The purpose of the special district overlay designation (-SO suffix to zone's map symbol) is to carry out Comprehensive Plan and community, subarea or neighborhood plan policies that identify special opportunities for achieving public benefits by allowing or requiring alternative uses and development standards that differ from the general provisions of this title. Special district overlays are generally applied to a group of individual properties or entire

community, subarea or neighborhood planning areas and are designated primarily through the area zoning process. Regardless of the form in which a special district overlay is adopted, the -SO suffix shall be shown on the official zoning map maintained by the department and as a notation on the SITUS file, which shall be updated as soon as possible after the effective date of the adopting ordinance adopting an overlay. (Ord. 12823 § 1, 1997: Ord. 11621 § 18, 1994: 10870 § 37, 1993).

21A.04.170 Map designation - Potential zone. A. The purpose of the potential zone (dashed box surrounding zone's map symbol) is to designate properties potentially suitable for future changes in land uses or densities once additional infrastructure, project phasing or site-specific public review has been accomplished. Potential zones are designated by either area zoning or individual zone reclassification. Area zoning may designate more than one potential zone on a single property if the community plan designates alternative uses for the site. Potential zones are actualized pursuant to K.C.C. 20.24.

B. The use of a potential zone designation is appropriate to:

1. Phase development based on availability of public facilities and services or infrastructure improvements (e.g. roads, utilities, schools);
2. Prevent existing development from becoming a nonconforming use in areas that are in transition from previous uses;
3. Allow for future residential density increases consistent with a community plan; and
4. Provide for public review of proposed uses on sites where some permitted uses in a zone designation may not be appropriate. (Ord. 10870 § 38, 1993).

21A.04.180 Map designation - Interim zoning. The purpose of the interim zone designation (* suffix to zone's map symbol) is to identify areas where zoning has been applied for a limited period of time in order to preserve the county's planning options and to protect the public safety, health and general welfare during an emergency or pending a community, comprehensive or functional plan amendment process. Any of the zones set forth in this chapter, with or without -P suffix conditions, may be applied as interim zones. The adopting ordinance shall state the reasons for the interim zoning and provide for its expiration upon a certain date or the adoption of a new plan, plan amendment or area zoning. (Ord. 10870 § 39, 1993).

21A.04.190 Zoning maps and boundaries. A. The location and boundaries of the zones defined by this chapter shall be shown and delineated on zoning maps adopted by ordinance.

B. Changes in the boundaries of the zones, including application or amendment of interim zoning, shall be made by ordinance adopting or amending a zoning map.

C. Zoning maps are available for public review at the department of development and environmental services permit center during business hours. (Ord. 10870 § 40, 1993).

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Chapter 21A.06**TECHNICAL TERMS AND LAND USE DEFINITIONS****Sections:**

21A.06.005	Scope of chapter.
21A.06.007	Abandoned vehicle.
21A.06.010	Accessory living quarters.
21A.06.015	Accessory use, commercial/industrial.
21A.06.020	Accessory use, residential.
21A.06.025	Accessory use, resource.
21A.06.027	Adjustment factor.
21A.06.035	Adult entertainment business.
21A.06.040	Agricultural product sales.
21A.06.042	Agriculture training facility.
21A.06.045	Aircraft, ship and boat manufacturing.
21A.06.050	Airport/heliport.
21A.06.055	Alley.
21A.06.057	Alternative water sources.
21A.06.060	Amusement arcades.
21A.06.065	Animal, small.
21A.06.067	Antenna.
21A.06.070	Applicant.
21A.06.072	Application rate.
21A.06.073	Artist studio.
21A.06.075	Auction house.
21A.06.080	Base flood.
21A.06.085	Base flood elevation.
21A.06.090	Bed and breakfast guesthouse.
21A.06.095	Beehive.
21A.06.097	Berm.
21A.06.100	Billboard.
21A.06.105	Billboard face.
21A.06.110	Biologist.
21A.06.115	Book, stationery, video and art supply store.
21A.06.120	Broadleaf tree.
21A.06.122	Buffer.
21A.06.125	Building.
21A.06.135	Building envelope.
21A.06.140	Building facade.
21A.06.145	Building, hardware and garden materials store.
21A.06.150	Bulk gas storage tanks.
21A.06.155	Bulk retail.
21A.06.160	Campground.
21A.06.165	Capacity, school.
21A.06.170	Capital facilities plan, school.
21A.06.172	Catastrophic collapse.
21A.06.175	Cattery.
21A.06.180	Cemetery, columbarium or mausoleum.
21A.06.182	Channel relocation and stream meander areas.
21A.06.185	Church, synagogue or temple.

21A.06.190	Classrooms, school.
21A.06.195	Clearing.
21A.06.197	Coal mine by-product stockpiles.
21A.06.200	Coal mine hazard areas.
21A.06.205	Cogeneration.
21A.06.210	Communication facility, major.
21A.06.215	Communication facility, minor.
21A.06.217	Community identification sign.
21A.06.220	Community residential facility ("CRF").
21A.06.223	Commuter parking lot.
21A.06.225	Compensatory storage.
21A.06.230	Conditional use permit.
21A.06.235	Conference center.
21A.06.240	Confinement area.
21A.06.245	Consolidation.
21A.06.247	Construction and trades.
21A.06.250	Construction cost per student, school.
21A.06.252	Conversion factor.
21A.06.255	Critical drainage area.
21A.06.260	Critical facility.
21A.06.262	Daily care.
21A.06.265	Daycare.
21A.06.270	Deciduous.
21A.06.275	Density credit, transfer ("TDC").
21A.06.280	Department.
21A.06.285	Department and variety store.
21A.06.290	Destination resort.
21A.06.295	Developer or applicant.
21A.06.300	Development activity.
21A.06.305	Development agreement.
21A.06.310	Development proposal.
21A.06.315	Development proposal site.
21A.06.320	Direct traffic impact.
21A.06.325	Director.
21A.06.330	Dormitory.
21A.06.335	Drop box facility.
21A.06.340	Drug store.
21A.06.345	Dwelling unit.
21A.06.350	Dwelling unit, accessory.
21A.06.355	Dwelling unit, apartment.
21A.06.365	Dwelling unit, single detached.
21A.06.370	Dwelling unit, townhouse.
21A.06.375	Earth station.
21A.06.380	Effective radiated power.
21A.06.390	Electrical substation.
21A.06.392	Emergency.
21A.06.395	Energy resource recovery facility.
21A.06.400	Enhancement.
21A.06.405	Equipment, heavy.
21A.06.410	Erosion.
21A.06.415	Erosion hazard areas.

21A.06.420	Evergreen.
21A.06.425	Examiner.
21A.06.430	Fabric shop.
21A.06.435	Facilities standard.
21A.06.440	Factory-built commercial building.
21A.06.445	Fairground.
21A.06.450	Family.
21A.06.455	Federal Emergency Management Agency ("FEMA") floodway.
21A.06.460	Feed store.
21A.06.465	Fence.
21A.06.467	Financial guarantee.
21A.06.470	Flood fringe.
21A.06.475	Flood hazard areas.
21A.06.480	Flood insurance rate map.
21A.06.485	Flood insurance study for King County.
21A.06.490	Flood protection elevation.
21A.06.495	Floodplain.
21A.06.500	Floodproofing.
21A.06.505	Floodway, zero-rise.
21A.06.510	Florist shop.
21A.06.515	Forest land.
21A.06.520	Forest practice.
21A.06.525	Forest product sales.
21A.06.530	Forest research.
21A.06.533	Fully contained community (FCC).
21A.06.535	Furniture and home furnishings store.
21A.06.540	General business service.
21A.06.545	Geologist.
21A.06.550	Geotechnical engineer.
21A.06.555	Golf course facility.
21A.06.560	Grade span.
21A.06.565	Grading.
21A.06.570	Grazing area.
21A.06.575	Groundcover.
21A.06.580	Hazardous household substance.
21A.06.585	Hazardous substance.
21A.06.590	Heavy equipment and truck repair.
21A.06.595	Helistop.
21A.06.597	Historic resource.
21A.06.598	Historic resource inventory.
21A.06.600	Hobby, toy, and game shop.
21A.06.605	Home industry.
21A.06.610	Home occupation.
21A.06.615	Household pets.
21A.06.620	Hydroelectric generation facility.
21A.06.625	Impervious surface.
21A.06.630	Improved public roadways.
21A.06.635	Individual transportation and taxi.
21A.06.637	Infiltration rate.
21A.06.640	Interim recycling facility.
21A.06.641	Interlocal agreement.

21A.06

21A-801

(King County 12-98)
ZONING

21A.06.642	Irrigation efficiency.
21A.06.645	Jail.
21A.06.650	Jail farm.
21A.06.655	Jewelry store.
21A.06.658	Joint use driveway.
21A.06.660	Kennel.
21A.06.662	Kitchen or kitchen facility.
21A.06.665	Landfill.
21A.06.667	Landscape water features.
21A.06.670	Landscaping.
21A.06.675	Landslide.
21A.06.680	Landslide hazard areas.
21A.06.685	Level of service ("LOS"), traffic.
21A.06.690	Light equipment.
21A.06.695	Livestock.
21A.06.700	Livestock, large.
21A.06.705	Livestock, small.
21A.06.710	Livestock sales.
21A.06.715	Loading space.
21A.06.720	Log storage.
21A.06.725	Lot.
21A.06.730	Lot line, interior.
21A.06.735	Marina.
21A.06.740	Material error.
21A.06.745	Microwave.
21A.06.750	Mitigation.
21A.06.751	Mitigation bank.
21A.06.752	Mitigation banking.
21A.06.755	Mobile home.
21A.06.760	Mobile home park.
21A.06.765	Monitoring.
21A.06.770	Monuments, tombstones, and gravestones sales.
21A.06.775	Motor vehicle, boat and mobile home dealer.
21A.06.780	Motor vehicle and bicycle manufacturing.
21A.06.782	Mulch.
21A.06.785	Municipal water production.
21A.06.790	Native vegetation.
21A.06.795	Naturalized species.
21A.06.797	Net buildable area.
21A.06.800	Nonconformance.
21A.06.805	Nonhydro-electric generation facility.
21A.06.810	Non-ionizing electromagnetic radiation ("NIER").
21A.06.815	Noxious weed.
21A.06.817	Off-street required parking lot.
21A.06.820	Open-work fence.
21A.06.825	Ordinary high water mark.
21A.06.830	Outdoor performance center.
21A.06.832	Overspray.
21A.06.831	Overburden-cover-to-seam-thickness ratio.
21A.06.835	Park.
21A.06.840	Park service area.

TECHNICAL TERMS AND LAND USE DEFINITIONS

21A.06

21A.06.845	Parking lot aisle.
21A.06.850	Parking lot unit depth.
21A.06.855	Parking space.
21A.06.860	Parking space angle.
21A.06.865	Party of record.
21A.06.870	Peak hour.
21A.06.875	Permanent school facilities.
21A.06.880	Personal medical supply store.
21A.06.885	Pet shop.
21A.06.890	Photographic and electronic shop.
21A.06.895	Plant associations of infrequent occurrence.
21A.06.897	Plant factor.
21A.06.899	Potable water.
21A.06.900	Private.
21A.06.905	Private stormwater management facility.
21A.06.910	Professional office.
21A.06.915	Public agency.
21A.06.920	Public agency animal control facility.
21A.06.925	Public agency archive.
21A.06.930	Public agency or utility office.
21A.06.935	Public agency or utility yard.
21A.06.943	Public transportation amenities.
21A.06.940	Public agency training facility.
21A.06.945	Radio frequency.
21A.06.950	Reasonable use.
21A.06.955	Receiving site.
21A.06.960	Recreational vehicle ("RV").
21A.06.965	Recreational vehicle parks.
21A.06.970	Recyclable material.
21A.06.972	Reference evapotranspiration (Eto).
21A.06.975	Regional stormwater management facility.
21A.06.980	Regional utility corridor.
21A.06.985	Relocatable facilities cost per student.
21A.06.990	Relocatable facility.
21A.06.995	Relocation facilities.
21A.06.1000	Restoration.
21A.06.1005	Retail comparison.
21A.06.1010	Retail convenience.
21A.06.1011	Retaining wall.
21A.06.1011A	Road amenities.
21A.06.1012	Runoff.
21A.06.1015	Salmonid.
21A.06.1020	School bus base.
21A.06.1025	School district.
21A.06.1030	School district support facility.
21A.06.1035	Schools, elementary, and middle/junior high.
21A.06.1040	Schools, secondary or high school.
21A.06.1045	Seismic hazard areas.
21A.06.1050	Self-service storage facility.

21A.06.1055 Sending site.
 21A.06.1060 Senior citizen.
 21A.06.1062 Senior citizen assisted housing.
 21A.06.1065 Sensitive areas.

21A.06

21A-803

(King County 3-2000)
 ZONING

21A.06.1070 Setback.
 21A.06.1075 Shelters for temporary placement.
 21A.06.1080 Shooting range.
 21A.06.1085 Sign.
 21A.06.1090 Sign, awning.
 21A.06.1095 Sign, changing message center.
 21A.06.1100 Sign, community bulletin board.
 21A.06.1105 Sign, directional.
 21A.06.1110 Sign, freestanding.
 21A.06.1115 Sign, fuel price.
 21A.06.1120 Sign, incidental.
 21A.06.1125 Sign, indirectly illuminated.
 21A.06.1130 Sign, monument.
 21A.06.1135 Sign, off-premise directional.
 21A.06.1140 Sign, on-premise.
 21A.06.1145 Sign, permanent residential development identification.
 21A.06.1150 Sign, portable.
 21A.06.1155 Sign, projecting.
 21A.06.1160 Sign, time and temperature.
 21A.06.1165 Sign, wall.
 21A.06.1167 Significant tree.
 21A.06.1170 Site.
 21A.06.1172 Site area.
 21A.06.1175 Site cost per student.
 21A.06.1177 SITUS file.
 21A.06.1180 Ski area.
 21A.06.1185 Soil recycling facility.
 21A.06.1190 Source-separated organic material.
 21A.06.1195 Special use permit.
 21A.06.1200 Specialized instruction school.
 21A.06.1205 Specified sexual activities.
 21A.06.1210 Sporting goods store.
 21A.06.1215 Sports club.
 21A.06.1220 Stable.
 21A.06.1225 Standard of service, school districts.
 21A.06.1230 Steep slope hazard areas.
 21A.06.1235 Stream functions.
 21A.06.1240 Streams.
 21A.06.1245 Street.
 21A.06.1250 Street frontage.
 21A.06.1255 Structure.
 21A.06.1260 Student factor.
 21A.06.1265 Submerged land.
 21A.06.1270 Substantial improvement.
 21A.06.1273 TDC.
 21A.06.1273A TDC amenities.
 21A.06.1273B TDC bank fund.
 21A.06.1273C TDC conversion ratio.

21A.06.1273D TDC executive board.
 21A.06.1275 Temporary use permit.
 21A.06.1277 Theater.
 21A.06.1278 Theatrical production services.
 21A.06.1280 Tightline sewer.

(King County 3-2000)

21A-804

TECHNICAL TERMS AND LAND USE DEFINITIONS

21A.06

21A.06.1285 Trails.
 21A.06.1290 Transfer station.
 21A.06.1295 Transit base.
 21A.06.1305 Transitional housing facilities.
 21A.06.1310 Transmission equipment.
 21A.06.1315 Transmission line booster station.
 21A.06.1320 Transmission support structure.
 21A.06.1325 Transmitter building.
 21A.06.1330 Transportation system management ("TSM").
 21A.06.1332 Trough subsidence.
 21A.06.1335 Ultimate roadway section.
 21A.06.1340 Urban Plan Development (UPD).
 21A.06.1345 Use.
 21A.06.1350 Utility facility.
 21A.06.1352 Vactor waste.
 21A.06.1353 Vactor waste receiving facility.
 21A.06.1355 Variance.
 21A.06.1360 Vegetation.
 21A.06.1365 Vocational school.
 21A.06.1370 Volcanic hazard areas.
 21A.06.1375 Warehousing and wholesale trade.
 21A.06.1380 Wastewater treatment facility.
 21A.06.1382 Water budget.
 21A.06.1385 Water dependent use.
 21A.06.1390 Wet meadows, grazed.
 21A.06.1395 Wetland edge.
 21A.06.1400 Wetland, forested.
 21A.06.1405 Wetland functions.
 21A.06.1410 Wetland, isolated.
 21A.06.1415 Wetlands.
 21A.06.1420 Wetpond.
 21A.06.1425 Wildlife shelter.
 21A.06.1430 Work release facility.
 21A.06.1432 Wrecked, dismantled or inoperative vehicle.
 21A.06.1435 Yard waste processing facility.
 21A.06.1440 Zoo animal breeding facility.

21A-804a

(King County 3-2000)

21A.06.005 Scope of chapter. This chapter contains definitions of technical and procedural terms used throughout the code and definitions of land uses listed in tables in K.C.C. 21A.08. The definitions in this chapter supplement the standard Industrial Classification Manual (SIC). See K.C.C. 21A.02 for rules on interpretation of the code, including use of these definitions. Development standards are found in K.C.C. 21A.12 through K.C.C. 21A.38. (Ord. 10870 § 41, 1993).

21A.06.007 Abandoned vehicle. An "abandoned vehicle" means any vehicle left upon the property of another without the consent of the owner of such property for a period of twenty-four hours or longer, except that a vehicle shall not be considered abandoned if its owner or operator is unable to remove it from the place where it is located and so notifies law enforcement officials and requests assistance. (Ord. 12024 § 10, 1995).

21A.06.010 Accessory living quarters. Accessory living quarters: living quarters in an accessory building for the use of the occupant or persons employed on the premises, or for temporary use of guests of the occupant. Such quarters have no kitchen and are not otherwise used as a separate dwelling unit. (Ord. 10870 § 42, 1993).

21A.06.015 Accessory use, commercial/industrial. Accessory use, commercial/industrial: A. A use that is subordinate and incidental to a commercial or industrial use; including, but not limited to the following uses:

1. Administrative offices;
2. Employee exercise facilities;
3. Employee food service facilities;
4. Incidental storage of raw materials and finished products sold or manufactured on-site;
5. Business owner or caretaker residence;
6. Cogeneration facilities; and
7. Ground maintenance facilities.

B. Some accessory uses within the scope of this section may be defined separately to enable the code to apply different conditions of approval. (Ord. 10870 § 43, 1993).

21A.06.020 Accessory use, residential. Accessory use, residential:

A. A use, structure, or activity which is subordinate and incidental to a residence including, but not limited to the following uses:

1. Accessory living quarters and dwellings;
2. Fallout/bomb shelters;
3. Keeping household pets;
4. On-site rental office;
5. Pools, private docks, piers;
6. Antennae for private telecommunication services;

7. Storage of yard maintenance equipment; or
8. Storage of private vehicles, e.g. motor vehicles, boats, trailers or planes;
9. Greenhouses.

B. Some accessory uses within the scope of this section may be defined separately to enable the code to apply different conditions of approval. (Ord. 11621 § 29, 1994: Ord. 10870 § 44, 1993).

21A.06.025 Accessory use, resource. Accessory use, resource: A. A use, structure, or part of a structure, which is customarily subordinate and incidental to a resource use including, but not limited to the following uses:

1. Housing of agricultural workers; or
2. Storage of agricultural products or equipment used on site.

B. Some accessory uses within the scope of this section may be defined separately to enable the code to apply different conditions of approval. (Ord. 10870 § 45, 1993).

21A.06.027 Adjustment factor. Adjustment factor: a factor that when applied to the reference evapotranspiration, adjusts for plant factors and irrigation efficiently. (Ord. 11210 § 22, 1994).

21A.06.035 Adult entertainment business. Adult entertainment business: An adult club, adult arcade or adult theatre as those terms are defined in the adult entertainment licensing provisions in K.C.C. Title 6. (Ord. 13546 § 2, 1999: Ord. 10870 § 47, 1993).

21A.06.040 Agricultural product sales. Agricultural product sales: the retail sale of items resulting from the practice of agriculture, including crops such as fruits, vegetables, grains, seed, feed, and plants, or animal products such as eggs, milk, and meat. (Ord. 10870 § 48, 1993).

21A.06.042 Agriculture training facility. Agriculture training facility: an establishment developed for use by the property owner, its employees, and/or agricultural trainees for training activities which are related to or supportive of the agricultural use of the property and surrounding agricultural activities. Agriculture training facilities may include overnight lodging, meeting rooms, and educational activities. (Ord. 12691 § 1, 1997).

21A.06.045 Aircraft, ship and boat manufacturing. Aircraft, ship and boat manufacturing: the fabrication and/or assembling of aircraft, ships or boats, including only uses located in SIC Industry Group Nos.:

- A. 372-Aircraft and Parts; and
- B. 373-Ship and Boat Building and Repairing. (Ord. 10870 § 49, 1993).

21A.06.050 Airport/heliport. Airport/heliport: any runway, landing area or other facility, excluding facilities for the primary use of the individual property owner which are classified as helistops, designed or used by public carriers or private aircraft for the landing and taking off of aircraft, including the following associated facilities:

- A. Taxiways;
- B. Aircraft storage and tie-down areas;
- C. Hangars;
- D. Servicing; and
- E. Passenger and air freight terminals. (Ord. 10870 § 50, 1993).

21A.06.055 Alley. Alley: an improved thoroughfare or right-of-way, whether public or private, usually narrower than a street, that provides vehicular access to an interior boundary of one or more lots, and is not designed for general traffic circulation. (Ord. 10870 § 51, 1993).

21A.06.057 Alternative water sources. Alternative water sources: stored rainwater, or treated or recycled waste water of a quality suitable for uses such as landscape irrigation. Such water is not considered potable. (Ord. 11210 § 23, 1994).

21A.06.060 Amusement arcades. Amusement arcades: a building or part of a building in which five or more pinball machines, video games, or other such player-operator amusement devices (excluding juke boxes or gambling-related machines) are operated. (Ord. 10870 § 52, 1993).

21A.06.065 Animal, small. Animal, small: any animal other than livestock or animals considered to be predatory or wild which are kept outside a dwelling unit all or part of the time. Animals considered predatory or wild, excluding those in zoo animal breeding facilities, shall be considered small animals when they are taken into captivity for the purposes of breeding, domestication, training, hunting or exhibition. (Ord. 12709 § 1, 1997: Ord. 10870 § 53, 1993).

21A.06.067 Antenna. Antenna: any system of poles, panels, rods, reflecting discs or similar devices used for the transmission or reception or radio frequency signals. (Ord. 13129 § 20, 1998).

21A.06.070 Applicant. Applicant: a property owner or a public agency or public or private utility which owns a right-of-way or other easement or has been adjudicated the right to such an easement pursuant to RCW 8.12.090, or any person or entity designated or named in writing by the property or easement owner to be the applicant, in an application for a development proposal, permit or approval. (Ord. 12196 § 53, 1996: Ord. 11700 § 42, 1995: Ord. 10870 § 54, 1993).

21A.06.072 Application rate. Application rate: the depth of water applied to an area expressed in inches per hour. (Ord. 11210 § 24, 1994).

21A.06.073 Artist studio. Artist studio: an establishment providing a place solely for the practice or rehearsal of various performing or creative arts; including, but not limited to, acting, dancing, singing, drawing, painting and sculpting. (Ord. 13022 § 1, 1998).

21A.06.075 Auction house. Auction house: an establishment where the property of others is sold by a broker or auctioneer to persons who attend scheduled sales periods or events. (Ord. 10870 § 55, 1993).

21A.06.080 Base flood. Base flood: a flood having a one percent chance of being equaled or exceeded in any given year, often referred to as the "100-year flood." (Ord. 10870 § 56, 1993).

21A.06.085 Base flood elevation. Base flood elevation: the water surface elevation of the base flood in relation to the National Geodetic Vertical Datum of 1929. (Ord. 10870 § 57, 1993).

21A.06.090 Bed and breakfast guesthouse. Bed and breakfast guesthouse: a dwelling unit or accessory building within which bedrooms are available for paying guests. (Ord. 10870 § 58, 1993).

21A.06.095 Beehive. Beehive: a structure designed to contain one colony of honey bees (*apis mellifera*). (Ord. 10870 § 59, 1993).

21A.06.097 Berm. Berm: a constructed area of compacted earth. (Ord. 12987 § 1, 1998).

21A.06.100 Billboard. Billboard: a sign, including both the supporting structural framework and attached billboard faces, used principally for advertising a business activity, use, product, or service unrelated to the primary use or activity of the property on which the billboard is located; excluding off-premise directional, or temporary real estate signs. (Ord. 10870 § 60, 1993).

21A.06.105 Billboard face. Billboard face: that portion of a billboard, exclusive of its structural support, on which changeable advertising copy is displayed, either by affixing preprinted poster panels or by painting copy on location; subclassified as follows:

A. Billboard face I -- a billboard face not exceeding a height of 14 feet or a width of 48 feet, and may also include temporary and irregularly shaped extensions subject to the area and duration limitations in K.C.C. 21A.20; and

B. Billboard face II -- a billboard face not exceeding a height of 12 feet or a width of 24 feet. (Ord. 10870 § 61, 1993).

21A.06.110 Biologist. Biologist: a person who has earned at least a Bachelor of Science degree in the biological sciences from an accredited college or university or who has equivalent educational training and experience. (Ord. 10870 § 62, 1993).

21A.06.115 Book, stationery, video and art supply store. Book, stationery, video and art supply store: an establishment engaged in the retail sale of books and magazines, stationery, records and tapes, video and art supplies, including only uses located in SIC Industry Nos.:

- A. 5942-Book Stores;
- B. 5943-Stationery Stores;
- C. 5999-Architectural Supplies and Artists' Supply and Materials Stores;
- D. 7841-Video tape rental;
- E. 5735-Record, compact disc and prerecorded tape stores; and
- F. 5736-Musical Instrument stores. (Ord. 10870 § 63, 1993).

21A.06.120 Broadleaf tree. Broadleaf tree: a tree characterized by leaves that are broad in width and may include both deciduous and evergreen species. (Ord. 10870 § 64, 1993).

(King County 6-98)

21A-806-2

21A.06.122 Buffer. Buffer: a designated area contiguous to a steep slope or landslide hazard area intended to protect slope stability, attenuation of surface water flows and landslide hazards or a designated area contiguous to a stream or wetland intended to protect the stream or wetland and be an integral part of the stream or wetland ecosystem. (Ord. 10870 § 70, 1993).

21A.06.125 Building. Building: any structure having a roof. (Ord. 10870 § 65, 1993).

21A.06.135 Building envelope. Building envelope: area of a lot that delineates the limits of where a building may be placed on the lot. (Ord. 10870 § 67, 1993).

21A.06.140 Building facade. Building facade: that portion of any exterior elevation of a building extending from the grade of the building to the top of the parapet wall or eaves, for the entire width of the building elevation. (Ord. 10870 § 68, 1993).

21A.06.145 Building, hardware and garden materials store. Building, hardware and garden materials store: an establishment engaged in selling lumber and other building materials, feed, or lawn and garden supplies; including, but not limited to uses located in SIC Major Group No. 52-Building Materials, Hardware, Garden Supply, excluding Mobile Home Dealers. (Ord. 10870 § 69, 1993).

21A.06.150 Bulk gas storage tanks. Bulk gas storage tanks: A tank from which illuminating, heating, or liquefied gas is distributed by piping directly to individual users. (Ord. 11157 § 29, 1993).

21A.06.155 Bulk retail. Bulk retail: an establishment offering the sale of bulk goods to the general public, including limited sales to wholesale customers. These establishments offer a variety of lines of merchandise including but not limited to: food, building, hardware and garden materials, dry goods, apparel and accessories, home furnishings, housewares, drugs, auto supplies, hobby, toys, games, photographic, and electronics. (Ord. 10870 § 71, 1993).

21A.06.160 Campground. Campground: an area of land developed for recreational use in temporary occupancy, such as: tents or recreational vehicles without hook-up facilities. (Ord. 10870 § 72, 1993).

21A.06.165 Capacity, school. Capacity, school: the number of students a school district's facilities can accommodate district-wide, based on the district's standard of service, as determined by the school district. (Ord. 10870 § 73, 1993).

21A.06.170 Capital facilities plan, school. Capital facilities plan, school: a district's facilities plan adopted by the school board consisting of:

A. A forecast of future needs for school facilities based on the district's enrollment projections;

B. The long-range construction and capital improvements projects of the district;

- C. The schools under construction or expansion;
- D. The proposed locations and capacities of expanded or new school facilities;
- E. At least a six-year financing plan component, updated as necessary to maintain at least a six-year forecast period, for financing needed school facilities within projected funding levels, and identifying sources of financing for such purposes, including bond issues authorized by the voters and projected bond issues not yet authorized by the voters;
- F. Any other long-range projects planned by the district.
- G. The current capacity of the district's school facilities based on the districts adopted standard of service, and a plan to eliminate existing deficiencies, if any, without the use of impact fees; and
- H. An inventory showing the location and capacity of existing school facilities. (Ord. 10870 § 74, 1993).

21A.06.172 Catastrophic collapse. Catastrophic collapse: The collapse of the ground surface by overburden caving into underground voids created by mining. Catastrophic collapse does not include the effects from trough subsidence. (Ord. 13319 § 2, 1998).

21A.06.175 Cattery. Cattery: a place where adult cats are temporarily boarded for compensation, whether or not for training. An adult cat is of either sex, altered or unaltered, that has reached the age of six months. (Ord. 10870 § 75, 1993).

21A.06.180 Cemetery, columbarium or mausoleum. Cemetery, columbarium or mausoleum: land or structures used for interment of the dead or their remains. For purposes of the code, pet cemeteries are considered a subclassification of this use. (Ord. 10870 § 76, 1993).

21A.06.182 Channel relocation and stream meander areas. Channel relocation and stream meander area: those areas subject to risk due to stream bank destabilization, rapid stream incision, stream bank erosion, and shifts in the location of stream channels. (Ord. 11621 § 20, 1994).

21A.06.185 Church, synagogue or temple. Church, synagogue or temple: a place where religious services are conducted, including those uses located in SIC Industry No. 866 and including accessory uses in the primary or accessory buildings such as religious education, reading rooms, assembly rooms, and residences for nuns and clergy. This definition does not include facilities for training of religious orders. (Ord. 10870 § 77, 1993).

21A.06.190 Classrooms, school. Classrooms, school: educational facilities of the district required to house students for its basic educational program. The classrooms are those facilities the district determines are necessary to best serve its student population. Specialized facilities as identified by the district, including but not limited to gymnasiums, cafeterias, libraries, administrative offices, and child care centers, shall not be counted as classrooms. (Ord. 10870 § 78, 1993).

21A.06.195 Clearing. Clearing: the limbing, pruning, trimming, topping, cutting or removal of vegetation or other organic plant matter by physical, mechanical, chemical or other means. (Ord. 10870 § 79, 1993).

21A.06.197 Coal mine by-products stockpiles. Coal mine by-products stockpiles: an accumulation, greater than five hundred cubic yards and five feet of vertical depth, of undisturbed waste and/or byproduct materials having greater than fifty percent, as measured by weight, of mineral coal or coal shale as a component and which resulted from historic coal mining. (Ord. 13319 § 3, 1998).

21A.06.200 Coal mine hazard areas. Coal mine hazard areas: those areas in King County underlain or directly affected by operative or abandoned subsurface coal mine workings. Based upon a coal mine hazard assessment report prepared pursuant to K.C.C. 21A.24.210, coal mine hazard areas are to be categorized as declassified, moderate, or severe:

A. "Declassified" coal mine areas are those for which a risk of catastrophic collapse is not significant and which the hazard assessment report has determined require no special engineering or architectural recommendations to prevent significant risks of property damage. Declassified coal mine areas may typically include, but are not limited to, areas underlain or directly affected by coal mines at depths greater than three hundred feet as measured from the surface but may often include areas underlain or directly affected by coal mines at depths less than three hundred feet.

B. "Moderate" coal mine hazard areas are those areas that pose significant risks of property damage which can be mitigated by special engineering or architectural recommendations. Moderate coal mine hazard areas may typically include, but are not be limited to, areas underlain or directly affected by abandoned coal mine workings from a depth of zero (i.e., the surface of the land) to three hundred feet or with overburden-cover-to-seam thickness ratios of less than ten to one dependent on the inclination of the seam.

C. "Severe" coal mine hazard areas are those areas that pose a significant risk of catastrophic ground surface collapse. Severe coal mine hazard areas may typically include, but are not be limited to, areas characterized by unmitigated openings such as entries, portals, adits, mine shafts, air shafts, timber shafts, sinkholes, improperly filled sink holes, and other areas of past or significant probability for catastrophic ground surface collapse. Severe coal mine hazard areas typically include, but are not limited to, overland surfaces underlain or directly affected by abandoned coal mine workings from a depth of zero (i.e., surface of the land) to one hundred fifty feet. (Ord. 13319 § 1, 1998: Ord. 10870 § 80, 1993).

21A.06.205 Cogeneration. Cogeneration: the sequential generation of energy and useful heat from the same primary source or fuel for industrial, commercial, or residential heating or cooling purposes. (Ord. 10870 § 81, 1993).

21A.06.210 Communication facility, major. Major communication facility: a communication facility for transmission and reception of:

- A. UHF and VHF television signals; or
- B. FM or AM radio signals. (Ord. 10870 § 82, 1993).

21A.06.215 Communication facility, minor. Minor communication facility: a communication facility for transmission and reception of:

- A. Two-way and/or citizen band ("CB") radio signals ;
- B. Point-to-point microwave signals;
- C. Cellular radio signals;
- D. Signals through FM radio translators; or
- E. Signals through FM radio boosters under ten watts effective radiated power ("ERP"). (Ord. 10870 § 83, 1993).

21A.06.217 Community identification sign. Community identification sign: a sign identifying the location of a community or geographic area such as unincorporated activity centers or rural towns designated by the comprehensive plan or communities recognized and delineated by a recognized unincorporated area council. (Ord. 13022 § 2, 1998).

21A.06.220 Community residential facility ("CRF"). Community residential facility ("CRF"): living quarters meeting applicable federal and state standards that function as a single housekeeping unit and provide supportive services, including but not limited to counseling, rehabilitation and medical supervision, excluding drug and alcohol detoxification which is classified in Section 21A.08.050 as health services. CRF's are further classified as follows:

- A. CRF-I -- Nine to ten residents and staff;
- B. CRF-II -- Eleven or more residents and staff.

If staffed by nonresident staff, each 24 staff hours per day equals one full-time residing staff member for purposes of subclassifying CRF's. (Ord. 10870 § 84, 1993).

21A.06.223 Commuter parking lot. Commuter parking lot: vehicle parking specifically for the purpose of access to a public transit system or for users of carpools or vanpools. (Ord. 13022 § 3, 1998).

21A.06.225 Compensatory storage. Compensatory storage: new, excavated storage volume equivalent to any flood storage which is eliminated by building filling or grading within the flood plain. For the purpose of this definition, equivalent flood storage capacity is that which is replaced by equal volume between corresponding one-foot contour intervals which are hydraulically connected to the floodway through their entire depth. (Ord. 10870 § 85, 1993).

21A.06.230 Conditional use permit. Conditional use permit: permit granted by the county to locate a permitted use on a particular property subject to conditions placed on the permitted use to ensure compatibility with nearby land uses. (Ord. 10870 § 86, 1993).

21A.06.235 Conference center. Conference center: an establishment developed primarily as a meeting facility, including only facilities for recreation, overnight lodging, and related activities provided for conference participants. (Ord. 10870 § 87, 1993).

21A.06.240 Confinement area. Confinement area. A confinement area is any open land area in which livestock are kept where the forage does not meet the definition of a grazing area. (Ord. 11157 § 2, 1993: Ord. 10870 § 88, 1993).

21A.06.245 Consolidation. Consolidation: the relocation to a consolidated transmission structure of the main transmit antennae of two or more FCC broadcast licensees which prior to such relocation utilized transmission structures located within a 1500 foot radius of the center of the consolidated transmission structure to support their main transmit antennae. (Ord. 10870 § 89, 1993).

21A.06.247 Construction and trades. Construction and trades: establishments that provide services related to construction of buildings and infrastructure, and other improvements to property. Such establishments include, SIC Major group no.'s 15-17, and SIC Industry group no. 078 (Landscape and Horticultural Services). (Ord. 12243 § 4, 1996).

21A.06.250 Construction cost per student, school. Construction cost per student, school: the estimated cost of construction of a permanent school facility in the district for the grade span of school to be provided, as a function of the district's facilities standard per grade span and taking into account the requirements of students with special needs. (Ord. 10870 § 90, 1993).

21A.06.252 Conversion factor. Conversion factor: a number that converts the water budget allowance from acre-inches per acre per year to gallons per square foot per year or cubic feet per year. (Ord. 11210 § 25, 1994).

21A.06.255 Critical drainage area. Critical drainage area: an area which has been formally determined by the King County surface water management department to require more restrictive regulation than county-wide standards afford in order to mitigate severe flooding, drainage, erosion or sedimentation problems which result from the cumulative impacts of development and urbanization. (Ord. 10870 § 91, 1993).

21A.06.260 Critical facility. Critical facility: a facility necessary to protect the public health, safety and welfare and which is defined under the occupancy categories of "essential facilities", "hazardous facilities" and "special occupancy structures" in the Uniform Building Code. Critical facilities also include nursing homes, public roadway bridges, and sites for hazardous substance storage or production, not including the temporary storage of consumer products containing hazardous substances intended for household use or for retail sale on the site. (Ord. 10870 § 92, 1993).

21A.06.262 Daily care. Daily care: medical procedures, monitoring and attention that are necessarily provided at the residence of the patient by the primary provider of daily care on a 24-hour basis. (Ord. 12523 § 2, 1996).

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21A.06.265 Daycare. Daycare: an establishment for group care of non-resident adults or children.

A. Daycare shall include only, SIC Industry No. 835, Child Day Care Services, SIC Industry No. 8322, Adult Daycare Centers and the following:

1. Adult Daycare, such as adult day health centers or social day care as defined by the Washington State Department of Social and Health Services ;

2. Nursery schools for children under minimum age for education in public schools;

3. Privately conducted kindergartens or prekindergartens when not a part of a public or parochial school; and

4. Programs covering after-school care for school children.

B. Daycare establishments are subclassified as follows:

1. Daycare I -- a maximum of 12 adults or children in any 24 hour period; and

2. Daycare II -- over 12 adults or children in any 24 hour period. (Ord. 10870 § 93, 1993).

21A.06.270 Deciduous. Deciduous: a plant species with foliage that is shed annually. (Ord. 10870 § 94, 1993).

21A.06.275 Density credit, transfer ("TDC"). Density credit, transfer ("TDC"): the ability to transfer potentially buildable dwelling units from an eligible sending site to an eligible receiving site as provided in this code. (Ord. 10870 § 95, 1993).

21A.06.280 Department. Department: the King County department of development and environmental services. (Ord. 10870 § 96, 1993).

21A.06.285 Department and variety store. Department and variety store: an establishment engaged in the retail sale of a variety of lines of merchandise, such as; dry goods, apparel and accessories, home furnishings, housewares, including only uses located in SIC Major Group and Industry Nos.:

A. 53-General Merchandise;

B. 5947-Gift, Novelty, and Souvenir Shops; and

C. 5948-Luggage and Leather Goods Stores. (Ord. 10870 § 97, 1993).

21A.06.290 Destination resort. Destination resort: an establishment for resource-based recreation and intended to utilize outdoor recreational opportunities, including related services, such as food, overnight lodging, equipment rentals, entertainment and other conveniences for guests of the resort. (Ord. 10870 § 98, 1993).

21A.06.295 Developer or applicant. Developer or applicant: the person or entity who owns or holds purchase options or other development control over property for which development activity is proposed. [See Applicant 21A.06.070.] (Ord. 11978 § 2, 1995: Ord. 10870 § 99, 1993).

21A.06.300 Development activity. Development activity: any residential construction or expansion of a building, structure or use, any change in use of a building or structure, or any change in the use of land that creates additional demand for school facilities. (Ord. 10870 § 100, 1993).

21A.06.305 Development agreement. Development agreement: a recorded agreement between a UPD applicant and King County which incorporates the site plans, development standards, and other features of an Urban Plan Development as described in K.C.C. 21A.39. (Ord. 10870 § 101, 1993).

21A.06.310 Development proposal. Development proposal: any activities requiring a permit or other approval from King County relative to the use or development of land. (Ord. 10870 § 102, 1993).

21A.06.315 Development proposal site. Development proposal site: the legal boundaries of the parcel or parcels of land for which an applicant has or should have applied for authority from King County to carry out a development proposal. (Ord. 10870 § 103, 1993).

21A.06.320 Direct traffic impact. Direct traffic impact: any increase in vehicle traffic generated by a proposed development which equals or exceeds ten (10) peak hour, peak direction vehicle trips on any roadway or intersection. (Ord. 10870 § 104, 1993).

21A.06.325 Director. Director: the director of King County department of development and environmental services, or his or her designee. (Ord. 10870 § 105, 1993).

21A.06.330 Dormitory. Dormitory: a residential building that provides sleeping quarters, but not separate dwelling units, and may include common dining, cooking and recreation or bathing facilities. (Ord. 10870 § 106, 1993).

21A.06.335 Drop box facility. Drop box facility: a facility used for receiving solid waste and recyclable from off-site sources into detachable solid waste containers, including the adjacent areas necessary for entrance and exit roads, unloading and vehicle turnaround areas. Drop box facilities normally service the general public with loose loads and may also include containers for separated recyclable. (Ord. 10870 § 107, 1993).

21A.06.340 Drug store. Drug store: an establishment engaged in the retail sale of prescription drugs, nonprescription medicines, cosmetics and related supplies, including only uses located in SIC Industry Group and Industry Nos.:

- A. 591-Drug Stores and Proprietary Stores;
- B. 5993-Tobacco Stores and Stands; and
- C. 5999-Cosmetics Stores. (Ord. 10870 § 108, 1993).

21A.06.345 Dwelling unit. Dwelling unit: one or more rooms designed for occupancy by a person or family for living and sleeping purposes, containing kitchen facilities and rooms with internal accessibility, for use solely by the dwelling's occupants; dwelling units include but are not limited to bachelor, efficiency and studio apartments, factory-built housing and mobile homes. (Ord. 10870 § 109, 1993).

21A.06.350 Dwelling unit, accessory. Dwelling unit, accessory: a separate, complete dwelling unit attached to or contained within the structure of the primary dwelling; or contained within a separate structure that is accessory to the primary dwelling unit on the premises. (Ord. 10870 § 110, 1993).

21A.06.355 Dwelling unit, apartment. Dwelling unit, apartment: a dwelling unit contained in a building consisting of two or more dwelling units which may be stacked, or one or more dwellings with nonresidential uses. (Ord. 10870 § 111, 1993).

21A.06.365 Dwelling unit, single detached. Dwelling unit, single detached: a detached building containing one dwelling unit. (Ord. 10870 § 113, 1993).

21A.06.370 Dwelling unit, townhouse. Dwelling unit, townhouse: a building containing one dwelling unit that occupies space from the ground to the roof, and is attached to one or more other townhouse dwellings by common walls. (Ord. 10870 § 114, 1993).

21A.06.375 Earth station. Earth station: a communication facility which transmits and/or receives signals to and from an orbiting satellite using satellite dish antennas. (Ord. 10870 § 115, 1993).

21A.06.380 Effective radiated power. Effective radiated power: the product of the antenna power input and the numerical antenna power gain. (Ord. 10870 § 116, 1993).

21A.06.390 Electrical substation. Electrical substation: a site containing equipment for the conversion of high voltage electrical power transported through transmission lines into lower voltages transported through distribution lines and suitable for individual users. (Ord. 10870 § 118, 1993).

21A.06.392 Emergency. Emergency: an occurrence during which there is imminent danger to the public health, safety and welfare, or which poses an imminent risk to property, as a result of a natural or man-made catastrophe as so declared by the director of DDES. (Ord. 11621 § 21, 1994).

21A.06.395 Energy resource recovery facility. Energy resource recovery facility: an establishment for recovery of energy in a usable form from mass burning or refuse-derived fuel incineration, pyrolysis or any other means of using the heat of combustion of solid waste. (Ord. 10870 § 119, 1993).

21A.06.400 Enhancement. Enhancement: an action which increases the functions and values of a stream, wetland or other sensitive area or buffer. (Ord. 10870 § 120, 1993).

21A.06.405 Equipment, heavy. Equipment, heavy: high-capacity mechanical devices for moving earth or other materials, and mobile power units including, but not limited to:

- A. Carryalls;
- B. Graders;
- C. Loading and unloading devices;
- D. Cranes;
- E. Drag lines;
- F. Trench diggers;
- G. Tractors;
- H. Augers;
- I. Bulldozers;
- J. Concrete mixers and conveyers;
- K. Harvesters;
- L. Combines; or
- M. Other major agricultural equipment and similar devices operated by mechanical power as distinguished from manpower. (Ord. 10870 § 121, 1993).

21A.06.410 Erosion. Erosion: the process by which soil particles are mobilized and transported by natural agents such as wind, rainsplash, frost action or surface water flow. (Ord. 10870 § 122, 1993).

21A.06.415 Erosion hazard areas. Erosion hazard areas: those areas in King County underlain by soils which are subject to severe erosion when disturbed. Such soils include, but are not limited to, those classified as having a severe to very severe erosion hazard according to the USDA Soil Conservation Service, the 1990 Snoqualmie Pass Area Soil Survey, the 1973 King County Soils Survey or any subsequent revisions or addition by or to these sources. These soils include, but are not limited to, any occurrence of River Wash ("Rh") or Coastal Beaches ("Cb") and the following when they occur on slopes 15% or steeper:

- A. The Alderwood gravely sandy loam ("AgD");
- B. The Alderwood and Kitsap soils ("AkF");
- C. The Beausite gravely sandy loam ("BeD" and "BeF");
- D. The Kitsap silt loam ("KpD");
- E. The Ovall gravely loam ("OvD" and "OvF");
- F. The Ragnar fine sandy loam ("RaD"); and
- G. The Ragnar-Indianola Association ("RdE"). (Ord. 10870 § 123, 1993).

21A.06.420 Evergreen. Evergreen: a plant species with foliage that persists and remains green year round. (Ord. 10870 § 124, 1993).

21A.06.425 Examiner. Examiner: the zoning and subdivision examiner as established by K.C.C. 20.24. (Ord. 10870 § 125, 1993).

21A.06.430 Fabric shop. Fabric shop: an establishment engaged in the retail sale of sewing supplies and accessories, including only uses located in SIC Industry Nos.:

- A. 5949-Sewing, Needlework, and Piece Goods Stores; and
- B. Awning Shops, Banner Shops, and Flag Shops found in 5999. (Ord. 10870 § 126, 1993).

21A.06.435 Facilities standard. Facilities standard: the space required by grade span, and taking into account the requirements of students with special needs, which is needed in order to fulfill the educational goals of the school district as identified in the district's capital facilities plan. (Ord. 10870 § 127, 1993).

21A.06.440 Factory-built commercial building. Factory-built commercial building: any structure that is either entirely or substantially prefabricated or assembled at a place other than a building site; and designed or used for non-residential human occupancy. (Ord. 10870 § 128, 1993).

21A.06.445 Fairground. Fairground: a site permanently designated and improved for holding a county fair, as provided in RCW Chapters 15.76 and 36.37, or for holding similar events, including, but not limited to:

- A. Carnivals;
- B. Circuses;
- C. Expositions;
- D. Animal shows; and
- E. Exhibitions and/or demonstrations of farm and home products with accompanying entertainment and amusements. (Ord. 10870 § 129, 1993).

21A.06.450 Family. Family: an individual; two or more persons related by blood or marriage; a group of two or more disabled residents protected under the Federal Housing Act Amendments, who are not related by blood or marriage, living together as a single housekeeping unit; a group of eight or fewer residents, who are not related by blood or marriage, living together as a single housekeeping unit; or a group living arrangement where eight or fewer residents receive supportive services such as counseling, foster care, or medical supervision at the dwelling unit by resident or non-resident staff. For purposes of this definition, minors living with parent shall not be counted as part of the maximum number of residents. (Ord. 11621 § 30, 1994: 10870 § 130, 1993).

21A.06.455 Federal Emergency Management Agency ("FEMA") floodway. Federal Emergency Management Agency ("FEMA") floodway: the channel of the stream and that portion of the adjoining floodplain which is necessary to contain and discharge the base flood flow without increasing the base flood elevation more than one foot. (Ord. 10870 § 131, 1993).

21A.06.460 Feed store. Feed store: an establishment engaged in retail sale of supplies directly related to the day to day activities of agricultural production. (Ord. 10870 § 132, 1993).

21A.06.465 Fence. Fence: a barrier for the purpose of enclosing space or separating lots, composed of:

- A. Masonry or concrete walls, excluding retaining walls; or
- B. Wood, metal or concrete posts connected by boards, rails, panels, wire or mesh. (Ord. 10870 § 133, 1993).

21A.06.467 Financial guarantee. Financial guarantee means a form of financial security posted to ensure timely and proper completion of improvements, to ensure compliance with the King County Code, and/or to warranty materials, workmanship of improvements, and design. Financial guarantees include assignments of funds, cash deposit, and surety bonds, and or other forms of financial security acceptable to the director. For the purposes of this title, the terms performance guarantee, maintenance guarantee, and defect guarantee are considered sub-categories of financial guarantee. (Ord. 12020 § 32, 1995).

21A.06.470 Flood fringe. Flood fringe: that portion of the floodplain outside of the zero-rise floodway which is covered by floodwaters during the base flood, generally associated with standing water rather than rapidly flowing water. (Ord. 10870 § 134, 1993).

21A.06.475 Flood hazard areas. Flood hazard areas: those areas in King County subject to inundation by the base flood and those areas subject to risk from channel relocation or stream meander including, but not limited to, streams, lakes, wetlands and closed depressions. (Ord. 11621 § 31, 1994: 10870 § 135, 1993).

21A.06.480 Flood insurance rate map. Flood insurance rate map: the official map on which the Federal Insurance Administration has delineated some areas of flood hazard. (Ord. 11157 § 3, 1993: Ord. 10870 § 136, 1993).

21A.06.485 Flood insurance study for King County. Flood insurance study for King County: the official report provided by the Federal Insurance Administration which includes flood profiles and the Flood Insurance Rate Map. (Ord. 11157 § 4, 1993: Ord. 10870 § 137, 1993).

21A.06.490 Flood protection elevation. Flood protection elevation: an elevation which is one foot above the base flood elevation. (Ord. 10870 § 138, 1993).

21A.06.495 Floodplain. Floodplain: the total area subject to inundation by the base flood. (Ord. 10870 § 139, 1993).

21A.06.500 Floodproofing. Floodproofing: adaptations which will make a structure that is below the flood protection elevation substantially impermeable to the passage of water and resistant to hydrostatic and hydrodynamic loads including the impacts of buoyancy. (Ord. 10870 § 140, 1993).

21A.06.505 Floodway, zero-rise. Floodway zero-rise: the channel of a stream and that portion of the adjoining floodplain which is necessary to contain and discharge the base flood flow without any measurable increase in flood height. A measurable increase in base flood height means a calculated upward rise in the base flood elevation, equal to or greater than .01 foot, resulting from a comparison of existing conditions and changed conditions directly attributable to development in the floodplain. This definition is broader than that of the FEMA floodway, but always includes the FEMA floodway. The boundaries of the 100-year floodplain, as shown on the Flood Insurance Study for King County, are considered the boundaries of the zero-rise floodway unless otherwise delineated by a sensitive area special study. (Ord. 10870 § 141, 1993).

21A.06.510 Florist shop. Florist shop: an establishment engaged in the retail sale of flowers and plants, including only uses located in SIC Industry Nos.:

- A. 5992-Florists; and
- B. 5999-Artificial Flowers. (Ord. 10870 § 142, 1993).

21A.06.515 Forest land. Forest land: land devoted primarily to growing and harvesting forest and timber products and designated as a forest production district by the King County Comprehensive Plan. (Ord. 10870 § 143, 1993).

21A.06.520 Forest practice. Forest practice: any activity regulated by the Washington Department of Natural Resources in Washington Administrative Code ("WAC") 222 or RCW 79.06 for which a forest practice permit is required, together with:

- A. Fire prevention, detection and suppression; and
- B. Slash burning or removal. (Ord. 10870 § 144, 1993).

21A.06.525 Forest product sales. Forest product sales: the sale of goods produced, extracted, consumed, gathered or harvested from a forest including, but not limited to:

- A. Trees;
- B. Wood chips;
- C. Logs;
- D. Fuelwood;
- E. Cones;
- F. Christmas trees;
- G. Berries;
- H. Herbs; or
- I. Mushrooms. (Ord. 10870 § 145, 1993).

21A.06.530 Forest research. Forest research: the performance of scientific studies relating to botany, hydrology, silviculture, biology and other branches of science in relation to management of forest lands, including only uses located in SIC Industry Nos.:

- A. 8731-Commercial Physical and Biological Research;
- B. 8733-Noncommercial Research Organizations; and
- C. 8734-Testing Laboratories. (Ord. 10870 § 146, 1993).

21A.06.533 Fully contained community (FCC). FCC: a site specific development project consisting of conceptual site plan(s), development standards, processing and other elements, and which is consistent with the criteria provided in RCW 36.70A.350. (Ord. 12171 § 3, 1996).

21A.06.535 Furniture and home furnishings store. Furniture and home furnishings store: an establishment engaged in the retail sale of household furniture and furnishings for the home, including only uses located in SIC Major Group and Industry Nos.:

- A. 57-Home Furniture, Furnishings, and Equipment Stores, except Industry Group No. 573; and
- B. Baby carriages, Cake Decorating Supplies, Hot Tubs, Picture Frames (ready made), Swimming Pools (above-ground, not site-built), Telephone Stores and Typewriter Stores found in 5999. (Ord. 10870 § 147, 1993).

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21A.06.540 General business service. General business service: an establishment engaged in providing services to businesses or individuals, with no outdoor storage or fabrication, including only uses located in SIC Major Group Nos.:

- A. 60-Depository Institutions;
- B. 61-Nondepository Credit Institutions;
- C. 62-Security and Commodity Brokers, Dealers, Exchanges, and Services;
- D. 63-Insurance Carriers;
- E. 65-Real Estate, except 653 (Real Estate Agents and Directors);
- F. 67-Holding and Other Investment Offices;
- G. 7299 Miscellaneous Personal Services, not elsewhere classified;
- H. 73-Business Services, except Industry Group and Industry Nos.;
- I. 7312-Outdoor Advertising Services; and
- J. 86-Membership Organizations, including administrative offices of organized religions found in 8661, but excluding churches and places of worship. (Ord. 10870 § 148, 1993).

21A.06.545 Geologist. Geologist: a person who has earned at least a Bachelor of Science degree in the geological sciences from an accredited college or university or who has equivalent educational training and at least four years of professional experience. (Ord. 10870 § 149, 1993).

21A.06.550 Geotechnical engineer. Geotechnical engineer: a practicing geotechnical/civil engineer licensed as a professional civil engineer by the State of Washington who has at least four years of professional employment as a geotechnical engineer. (Ord. 10870 § 150, 1993).

21A.06.555 Golf course facility. Golf course facility: a recreational facility, under public or private ownership, designed and developed for golf activities with accessory uses including, but not limited to:

- A. A driving range;
- B. Miniature golf;
- C. Pro shops;
- D. Caddyshack buildings;
- E. Swimming pools, tennis courts and other related recreational facilities;
- F. Restaurants;
- G. Office and meeting rooms; and
- H. Related storage facilities. (Ord. 11157 § 5, 1993: Ord. 10870 § 152, 1993).

21A.06.560 Grade span. Grade span: the categories into which a district groups its grades of students; i.e., elementary, middle or junior high school, and high school. (Ord. 10870 § 152, 1993).

21A.06.565 Grading. Grading: any excavation, filling, removing the duff layer or any combination thereof. (Ord. 10870 § 153, 1993).

21A.06.570 Grazing area. Grazing area: a grazing area is any open land area used to pasture livestock in which suitable forage is maintained over 80% of the area at all times of the year. (Ord. 11157 § 6, 1993: Ord. 10870 § 154, 1993).

21A.06.575 Groundcover. Groundcover: living plants designed to grow low to the ground (generally one foot or less) and intended to stabilize soils and protect against erosion. (Ord. 10870 § 155, 1993).

21A.06.580 Hazardous household substance. Hazardous household substance: a substance as defined in RCW 70.105.010. (Ord. 10870 § 156, 1993).

21A.06.585 Hazardous substance. Hazardous substance: a substance as defined in RCW 70.105.010. (Ord. 10870 § 157, 1993).

21A.06.590 Heavy equipment and truck repair. Heavy equipment and truck repair: the repair and maintenance of self-powered, self-propelled or towed mechanical devices, equipment and vehicles used for commercial purposes, such as tandem axle trucks, graders, backhoes, tractor trailers, cranes, lifts, but excluding automobiles and pick-up trucks under 10,000 pounds, recreational vehicles, boats and their trailers. (Ord. 11621 § 32, 1994: 10870 § 158, 1993).

21A.06.595 Helistop. Helistop: an area on a roof or on the ground used for the takeoff and landing of helicopters for the purpose of loading or unloading passengers or cargo but not including fueling service, hangers, maintenance or overhaul facilities. (Ord. 10870 § 159, 1993).

21A.06.597 Historic resource. Historic resource: a district, site, building, structure or object significant in national, state or local history, architecture, archaeology, and culture. (Ord. 11621 § 22, 1994).

21A.06.598 Historic resource inventory. Historic resource inventory: An organized compilation of information on historic resources considered to be potentially significant according to the criteria listed in K.C.C. 20.62.040A. The historic resource inventory is kept on file by the historic preservation officer and is updated from time to time to include newly eligible resources and to reflect changes to resources. (Ord. 11621 § 23, 1994).

21A.06.600 Hobby, toy, and game shop. Hobby, toy, and game shop: an establishment engaged in the retail sale of toys, games, hobby and craft kits, including only uses located in SIC Industry Nos.:

- A. 5945-Hobby, Toy and Game Shops; and
- B. 5999-Autograph and Philatelist Supply Stores, Coin Shops, and Stamps, philatelist-retail (except mail order). (Ord. 10870 § 160, 1993).

21A.06.605 Home industry. Home industry: a limited-scale sales, service or fabrication activity undertaken for financial gain, which occurs in a dwelling unit or residential accessory building, or in a barn or other resource accessory building and is subordinate to the primary use of the site as a residence. (Ord. 13022 § 7, 1998: Ord. 10870 § 161, 1993).

21A.06.610 Home occupation. Home occupation: a limited-scale service or fabrication activity undertaken for financial gain, which occurs in a dwelling unit or accessory building and is subordinate to the primary use of the site as a residence. (Ord. 13022 § 8, 1998: Ord. 10870 § 162, 1993).

21A.06.615 Household pets. Household pets: small animals that are kept within a dwelling unit. (Ord. 10870 § 163, 1993).

21A.06.620 Hydroelectric generation facility. Hydroelectric generation facility: an establishment for the generation of electricity using water sources. (Ord. 10870 § 164, 1993).

21A.06.625 Impervious surface. Impervious surface: For purposes of this title, impervious surface shall mean any nonvertical surface artificially covered or hardened so as to prevent or impede the percolation of water into the soil mantle at natural infiltration rates including, but not limited to, roofs, swimming pools, and areas which are paved, graveled or made of packed or oiled earthen materials such as roads, walkways or parking areas and excluding landscaping, surface water flow control and water quality treatment facilities, access easements serving neighboring property and driveways to the extent that they extend beyond the street setback due to location within an access panhandle or due to the application of King County Code requirements to site features over which the applicant has no control. (Ord. 13190 § 14, 1998: Ord. 11978 § 3, 1995: Ord. 11802 § 2, 1995: Ord. 10870 § 165, 1993).

21A.06.630 Improved public roadways. Improved public roadways: public road rights-of-way that have been improved with at least two travel lanes and are maintained by either King County or the state of Washington. (Ord. 10870 § 166, 1993).

21A.06.635 Individual transportation and taxi. Individual transportation and taxi: an establishment engaged in furnishing individual or small group transportation by motor vehicle, including only uses located in SIC Industry Group and Industry Nos.:

- A. 412-Taxicabs; and
- B. 4119-Local Passenger Transportation, not elsewhere Classified. (Ord. 10870 § 167, 1993).

21A.06.637 Infiltration rate. Infiltration rate: the rate of water entry into the soil expressed in inches per hour. (Ord. 11210 § 27, 1994).

21A.06.640 Interim recycling facility. Interim recycling facility: a site or establishment engaged in collection or treatment of recyclable materials, which is not the final disposal site, and including:

- A. Drop boxes;
- B. Source-separated, organic waste processing facilities; and
- C. Collection, separation and shipment of glass, metal, paper or other recyclables. (Ord. 10870 § 168, 1993).

21A.06.641 Interlocal agreement. Interlocal agreement: for purposes of K.C.C. 21A.28, interlocal agreement means any agreement between the county, the district, and any city setting forth certain terms relating to the collection of impact fees by the county and distribution of those fees to the district. An interlocal agreement shall not be required where the county is the sole jurisdiction within the boundaries of the district that is assessing impact fees. (Ord. 11621 § 24, 1994).

21A.06.642 Irrigation efficiency. Irrigation efficiency: is the coefficient of the amount of water beneficially used divided by the amount of water applied. This coefficient is derived from actual measurements and an evaluation of the general characteristics of the type of irrigation system and management practices proposed. (Ord. 11210 § 26, 1994).

21A.06.645 Jail. Jail: a facility operated by a governmental agency; designed, staffed and used for the incarceration of persons for the purposes of punishment, correction and rehabilitation following conviction of an offense. (Ord. 10870 § 169, 1993).

21A.06.650 Jail farm. Jail farm: a farm or camp on which persons convicted of minor law violations are confined and participate in agriculture and other work activities of the facility. (Ord. 10870 § 170, 1993).

21A.06.655 Jewelry store. Jewelry store: an establishment engaged in the retail sale of a variety of jewelry products, including only uses located in SIC Industry Nos.:

- A. 5944-Jewelry Stores; and
- B. Gem stones and Rock specimens found in 5999. (Ord. 10870 § 171, 1993).

21A.06.658 Joint use driveway. Joint use driveway: A jointly owned and/or maintained vehicular access to two residential properties. (Ord. 11621 § 25, 1994).

21A.06.660 Kennel. Kennel: a place where adult dogs are temporarily boarded for compensation, whether or not for training. An adult dog is one of either sex, altered or unaltered, that has reached the age of six months. (Ord. 10870 § 172, 1993).

21A.06.662 Kitchen or kitchen facility. Kitchen or kitchen facility: an area within a building intended for the preparation and storage of food and containing:

- A. An appliance for the refrigeration of food;
- B. An appliance for the cooking or heating of food; and
- C. A sink. (Ord. 12786 § 1, 1997).

21A.06.665 Landfill. Landfill: a disposal site or part of a site at which refuse is deposited. (Ord. 10870 § 173, 1993).

21A.06.667 Landscape water features. Landscape water features: a pond, pool or fountain used as a decorative component of a development. (Ord. 11210 § 28, 1994).

21A.06.670 Landscaping. Landscaping: live vegetative materials required for a development. Said materials provided along the boundaries of a development site is referred to as perimeter landscaping. (Ord. 11210 § 36, 1994: Ord. 10870 § 174, 1993).

21A.06.675 Landslide. Landslide: episodic downslope movement of a mass including, but not limited to, soil, rock or snow. (Ord. 10870 § 175, 1993).

21A.06.680 Landslide hazard areas. Landslide hazard areas: those areas in King County subject to severe risks of landslides, including the following:

- A. Any area with a combination of:
 - 1. Slopes steeper than 15%;
 - 2. Impermeable soils, such as silt and clay, frequently interbedded with granular soils, such as sand and gravel; and
 - 3. springs or ground water seepage;

B. Any area which has shown movement during the Holocene epoch, from 10,000 years ago to the present, or which is underlain by mass wastage debris from that epoch;

C. Any area potentially unstable as a result of rapid stream incision, stream bank erosion or undercutting by wave action;

D. Any area which shows evidence of or is at risk from snow avalanches;
or

E. Any area located on an alluvial fan, presently subject to or potentially subject to inundation by debris flows or deposition of stream-transported sediments. (Ord. 10870 § 176, 1993).

21A.06.685 Level of service ("LOS"), traffic. Level of service ("LOS") traffic: a quantitative measure of traffic congestion identified by a declining letter scale (A-F) as calculated by the methodology contained in the 1985 Highway Capacity Manual Special Report 209 or as calculated by another method approved by the department of public works LOS "A" indicates free flow of traffic with no delays while LOS "F" indicates jammed conditions or extensive delay. (Ord. 10870 § 177, 1993).

21A.06.690 Light equipment. Light equipment: hand-held tools and construction equipment, such as chain saws, wheelbarrows and post-hole diggers. (Ord. 10870 § 178, 1993).

21A.06.695 Livestock. Livestock: grazing animals kept either in open fields or structures for training, boarding, home use, sales, or breeding and production, including but not limited to:

- A. Cattle;
- B. Riding and draft horses;
- C. Hogs, excluding pigs weighing under 120 lbs and standing 20 inches or less at the shoulder which are kept as pets or small animals;
- D. Sheep; and
- E. Goats. (Ord. 10870 § 179, 1993).

21A.06.700 Livestock, large. Livestock, large: cattle, horses, and other livestock generally weighing over 500 pounds. (Ord. 10870 § 180, 1993).

21A.06.705 Livestock, small. Livestock, small: hogs, excluding pigs weighing under 120 lbs and standing 20 inches or less at the shoulder which are kept as household pets or small animals, sheep, goats, miniature horses, llamas, alpaca and other livestock generally weighing under 500 pounds. (Ord. 10870 § 181, 1993).

21A.06.710 Livestock sales. Livestock sales: the sale of livestock but not including auctions. (Ord. 10870 § 182, 1993).

21A.06.715 Loading space. Loading space: a space for the temporary parking of a vehicle while loading or unloading cargo or passengers. (Ord. 10870 § 183, 1993).

21A.06.720 Log storage. Log storage: a facility for the open or enclosed storage of logs which may include repair facilities for equipment used on-site or operations offices. (Ord. 10870 § 184, 1993).

21A.06.725 Lot. Lot: a physically separate and distinct parcel of property, which has been created pursuant to K.C.C. Title 19, Subdivision. (Ord. 10870 § 185, 1993).

21A.06.730 Lot line, interior. Lot line, interior: lot lines that delineate property boundaries along those portions of the property which do not abut a street. (Ord. 10870 § 186, 1993).

21A.06.735 Marina. Marina: an establishment providing docking, moorage space and related activities limited to the provisioning or minor repair of pleasure boats and yachts; and accessory facilities including, but not limited to:

- A. Showers;
- B. Toilets; and
- C. Self-service laundries. (Ord. 10870 § 187, 1993).

21A.06.740 Material error. Material error: substantive information upon which a permit decision is based that is submitted in error or is omitted at the time of permit application. (Ord. 10870 § 188, 1993).

21A.06.745 Microwave. Microwave: electromagnetic waves with a frequency range of 300 megahertz (MHz) to 300 gigahertz (GHz). (Ord. 10870 § 189, 1993).

21A.06.750 Mitigation. Mitigation: the use of any or all of the following actions listed in descending order of preference:

- A. Avoiding the impact by not taking a certain action;
 - B. Minimizing the impact by limiting the degree or magnitude of the action by using appropriate technology or by taking affirmative steps to avoid or reduce the impact;
 - C. Rectifying the impact by repairing, rehabilitating or restoring the affected sensitive area or buffer;
 - D. Reducing or eliminating the impact over time by preservation or maintenance operations during the life of the development proposal ;
 - E. Compensating for the impact by replacing, enhancing or providing substitute sensitive areas and environments; and
 - F. Monitoring the impact and taking appropriate corrective measures.
- (Ord. 10870 § 190, 1993).

21A.06.751 Mitigation bank. Mitigation bank: a property that has been protected in perpetuity, and approved by appropriate county, state and federal agencies expressly for the purpose of providing compensatory mitigation in advance of authorized impacts through restoration, creation, and/or enhancement of wetlands, and in exceptional circumstances, preservation of adjacent wetlands, wetland buffers, and/or other aquatic resources. (Ord. 11621 § 26, 1994).

21A.06.752 Mitigation banking. Mitigation banking: a system for providing compensatory mitigation in advance of authorized wetland impacts of development in King County in which credits are generated through restoration, creation, and/or enhancement of wetlands, and in exceptional circumstances, preservation of adjacent wetlands, wetland buffers, and/or other aquatic resources. (Ord. 11621 § 27, 1994).

21A.06.755 Mobile home. Mobile home: a structure transportable in one or more sections; that in the traveling mode is eight body feet or more in width or 32 body feet or more in length; or when erected on site, is 320 square feet or more in area; built on a permanent chassis; designed to be used as a dwelling unit, with or without permanent foundation, when connected to the required utilities; which contains plumbing, heating, air-conditioning and electrical systems; and shall include any structure that meets all the requirements of this section, or of WAC 296-150B, except the size requirements for which the manufacturer voluntarily complies with the standards and files the certification required by the Department of Housing and Urban Development ("HUD"). (Ord. 10870 § 191, 1993).

21A.06.760 Mobile home park. Mobile home park: a development with two or more improved pads or spaces designed to accommodate mobile homes. (Ord. 10870 § 192, 1993).

21A.06.765 Monitoring. Monitoring: evaluating the impacts of development proposals on biologic, hydrologic and geologic systems and assessing the performance of required mitigation through the collection and analysis of data for the purpose of understanding and documenting changes in natural ecosystems, functions and features including, but not limited to, gathering baseline data. (Ord. 10870 § 193, 1993).

21A.06.770 Monuments, tombstones, and gravestones sales. Monuments, tombstones, and gravestones sales: the retail sale of custom stonework products including only uses located in SIC Industry No. 5599-Monuments, finished to custom order, Tombstones and Gravestones finished. (Ord. 10870 § 194, 1993).

21A.06.775 Motor vehicle, boat and mobile home dealer. Motor vehicle, boat and mobile home dealer: an establishment engaged in the retail sale of new and/or used automobiles, motor homes, motorcycles, trailers, boats or mobile homes, including only uses located in SIC Major Group and Industry Group Nos.:

- A. 55-Automotive Dealers and Gasoline Service Stations except:
 - 1. 553-Auto and Home Supply Stores;
 - 2. 554-Gasoline Service Stations; and
- B. Aircraft dealers found in 5599:
 - 1. 527-Mobile Home Dealers; and
 - 2. Yacht brokers found in 7389. (Ord. 10870 § 195, 1993).

21A.06.780 Motor vehicle and bicycle manufacturing. Motor vehicle and bicycle manufacturing: fabricating or assembling complete passenger automobiles, trucks, commercial cars and buses, motorcycles, and bicycles, including only uses located in SIC Industry Group Nos.:

- A. 371-Motor Vehicles and Motor Vehicle Equipment; and
- B. 375-Motorcycles, Bicycles, and Parts. (Ord. 10870 § 196, 1993).

21A.06.782 Mulch. Mulch: any material such as leaves, bark, straw left loose and applied to the soil surface to reduce evaporation. (Ord. 11210 § 29, 1994).

21A.06.785 Municipal water production. Municipal water production: the collection and processing of surface water through means of dams or other methods of impoundment for municipal water systems. (Ord. 11157 § 7, 1993 : Ord. 10870 § 197, 1993).

21A.06.790 Native vegetation. Native vegetation: vegetation comprised of plant species, other than noxious weeds, which are indigenous to the coastal region of the Pacific Northwest and which reasonably could have been expected to naturally occur on the site. (Ord. 10870 § 198, 1993).

21A.06.795 Naturalized species. Naturalized species: non-native species of vegetation that are adaptable to the climatic conditions of the coastal region of the Pacific Northwest. (Ord. 10870 § 199, 1993).

21A.06.797 Net buildable area. A. Net buildable area shall be the "Site area" less the following areas:

1. Areas within a project site which are required to be dedicated for public rights-of-way in excess of sixty feet (60') in width;
2. Sensitive areas and their buffers to the extent they are required by King County to remain undeveloped;
3. Areas required for storm water control facilities other than facilities which are completely underground, including but not limited to, retention/detention ponds, biofiltration swales and setbacks from such ponds and swales;
4. Areas required by King County to be dedicated or reserved as on-site recreation areas.
5. Regional utility corridors;
6. Other areas, excluding setbacks, required by King County to remain undeveloped. (Ord. 11798 § 3, 1995: Ord. 11555 § 2, 1994).

21A.06.800 Nonconformance. Nonconformance: any use, improvement or structure established in conformance with King County rules and regulations in effect at the time of establishment that no longer conforms to the range of uses permitted in the site's current zone or to the current development standards of the code due to changes in the code or its application to the subject property. (Ord. 10870 § 200, 1993).

21A.06.805 Nonhydro-electric generation facility. Nonhydro-electric generation facility: an establishment for the generation of electricity by nuclear reaction, burning fossil fuels, or other electricity generation methods. (Ord. 10870 § 201, 1993).

21A.06.810 Non-ionizing electromagnetic radiation ("NIER"). Non-ionizing electromagnetic radiation ("NIER"): electromagnetic radiation of low photon energy unable to cause ionization. (Ord. 10870 § 202, 1993).

21A.06.815 Noxious weed. Noxious weed: any plant which is highly destructive, competitive or difficult to control by cultural or chemical practices, limited to those plants on the state noxious weed list contained in WAC 16-750. (Ord. 10870 § 203, 1993).

21A.06.817 Off-street required parking lot. Off-street required parking lot: parking facilities constructed to meet the off-street parking requirements of K.C.C. 21A.18 for land uses located on a lot separate from the parking facilities. (Ord. 13022 § 4, 1998).

21A.06.820 Open-work fence. Open-work fence: a fence in which the solid portions are evenly distributed and constitute no more than fifty (50) percent of the total surface area. (Ord. 10870 § 204, 1993).

21A.06.825 Ordinary high water mark. Ordinary high water mark: the mark found by examining the bed and banks of a stream, lake, or tidal water and ascertaining where the presence and action of waters are so common and long maintained in ordinary years as to mark upon the soil a vegetative character distinct from that of the abutting upland. In any area where the ordinary high water mark cannot be found, the line of mean high water shall substitute. In any area where neither can be found, the top of the channel bank shall substitute. In braided channels and alluvial fans, the ordinary high water mark or line of mean high water shall be measured so as to include the entire stream feature. (Ord. 10870 § 205, 1993).

21A.06.830 Outdoor performance center. Outdoor performance center: an establishment for the performing arts with open-air seating for audiences. Such establishments may include related services such as food and beverage sales and other concessions. (Ord. 10870 § 206, 1993).

21A.06.831 Overburden-cover-to-seam-thickness ratio. Overburden-cover-to-seam-thickness ratio: the thickness as measured from the ground surface to the top of the abandoned mine working divided by the extracted thickness of the coal seam, expressed as a ratio. A ten foot extracted coal seam will have a 10:1 overburden-cover-to-seam-thickness ratio at a depth of one hundred feet and a 15:1 overburden-cover-to-seam-thickness ratio at a depth of one hundred fifty feet. (Ord. 13319 § 4, 1998).

21A.06.832 Overspray. Overspray: irrigation water applied beyond the landscape area. (Ord. 11210 § 30, 1994).

21A.06.835 Park. Park: a site designed or developed for recreational use by the public including, but not limited to:

- A. Indoor facilities, such as:
 - 1. Gymnasiums
 - 2. Swimming pools; or
 - 3. Activity centers;
- B. Outdoor facilities, such as:
 - 1. Playfields;
 - 2. Fishing areas;
 - 3. Picnic and related outdoor activity areas; or
 - 4. Approved campgrounds;
- C. Areas and trails for:
 - 1. Hikers;
 - 2. Equestrians;
 - 3. Bicyclists; or
 - 4. Off-road recreational vehicle users;
- D. Recreation space areas required under K.C.C. 21A.14.180 ;
- E. Play areas required under K.C.C. 21A.14.190; and
- F. Facilities for on-site maintenance. (Ord. 13022 § 9, 1998: Ord. 10870 § 207, 1993).

21A.06.840 Park service area. Park service area: established by the department, within which the dedications of land and fees received from new residential developments for the benefit of residents within such service area. (Ord. 10870 § 208, 1993).

21A.06.845 Parking lot aisle. Parking lot aisle: that portion of the off-street parking area used exclusively for the maneuvering and circulation of motor vehicles and in which parking is prohibited. (Ord. 10870 § 209, 1993).

21A.06.850 Parking lot unit depth. Parking lot unit depth: the linear distance within which one parking aisle is flanked by accessible rows of parking stalls as measured perpendicular to the parking aisle. (Ord. 10870 § 210, 1993).

21A.06.855 Parking space. Parking space: an area accessible to vehicles, improved, maintained and used for the sole purpose of parking a motor vehicle. (Ord. 10870 § 211, 1993).

21A.06.860 Parking space angle. Parking space angle: the angle measured from a reference line, generally the property line or center line of an aisle, at which motor vehicles are to be parked. (Ord. 10870 § 212, 1993).

21A.06.865 Party of record. Party of record ("POR"): a person who has submitted written comments, testified, asked to be notified or is the sponsor of a petition entered as part of the official county record on a specific development proposal. (Ord. 10870 § 213, 1993).

21A.06.870 Peak hour. Peak hour: the hour during the morning or afternoon when the most critical level of service occurs for a particular roadway or intersection. (Ord. 10870 § 214, 1993).

21A.06.875 Permanent school facilities. Permanent school facilities: facilities of a school district with a fixed foundation which are not relocatable facilities. (Ord. 10870 § 215, 1993).

21A.06.880 Personal medical supply store. Personal medical supply store: an establishment engaged in the retail sale of eyeglasses, contact lenses, hearing aids, and artificial limbs, including only uses located in SIC Industry Nos.:

- A. 5995-Optical Goods Stores; and
- B. 5999-Hearing Aids and Orthopedic and Artificial Limb Stores. (Ord. 10870 § 216, 1993).

21A.06.885 Pet shop. Pet shop: an establishment engaged in the retail sale of pets, small animals, pet supplies, or grooming of pets, including only uses located in SIC Industry No. 5999-Pet shops. (Ord. 10870 § 217, 1993).

21A.06.890 Photographic and electronic shop. Photographic and electronic shop: an establishment engaged in the retail sale of cameras and photographic supplies, and a variety of household electronic equipment, including only uses located in SIC Industry No.:

- A. 5946 - Camera and Photographic Supply Stores;
- B. 5999 - Binoculars and Telescopes;
- C. 5731 - Radio, Television, and Consumer Electronics Stores; and
- D. 5734 - Computer and Computer Software Stores. (Ord. 10870 § 218, 1993).

21A.06.895 Plant associations of infrequent occurrence. Plant associations of infrequent occurrence: one or more plant species of a landform type which does not often occur in King County because of the rarity of the habitat and/or the species involved or for other botanical or environmental reasons. (Ord. 10870 § 219, 1993).

21A.06.897 Plant factor. A factor which when multiplied by reference evapotranspiration, estimates the amount of water used by plants. (Ord. 11210 § 31, 1994).

21A.06.899 Potable water. Potable water: water suitable for human consumption. (Ord. 11210 § 32, 1994).

21A.06.900 Private. Private: solely or primarily for the use of residents or occupants of the premises; e.g., a non-commercial garage used solely by residents or their guests is a private garage. (Ord. 10870 § 220, 1993).

21A.06.905 Private stormwater management facility. Private stormwater management facility: a surface water control structure installed by a project proponent to retain, detain or otherwise limit runoff from an individual or group of developed sites specifically served by such structure. (Ord. 10870 § 221, 1993).

21A.06.910 Professional office. Professional office: an office used as a place of business by licensed professionals, or persons in other generally recognized professions, which use training or knowledge of a technical, scientific or other academic discipline as opposed to manual skills, and which does not involve outside storage or fabrication, or on-site sale or transfer of commodities; including only the following SIC Major Group and Industry Nos.:

- A. 64-Insurance Agents, Brokers and Service;
- B. 653-Real Estate Agents and Directors;
- C. 7291-Income Tax Return Preparation Services;
- D. 81-Legal Services;
- E. 871-Engineering, Architectural and Surveying Services;
- F. 872-Accounting, Auditing and Bookkeeping Services; and
- G. 874-Management and Public Relations Services. (Ord. 10870 § 222, 1993).

21A.06.915 Public agency. Public agency: any agency, political subdivision or unit of local government of this state including, but not limited to, municipal corporations, special purpose districts and local service districts, any agency of the State of Washington, the United States or any state thereof or any Indian tribe recognized as such by the federal government. (Ord. 10870 § 223, 1993).

21A.06.920 Public agency animal control facility. Public agency animal control facility: a facility for the impoundment and disposal of stray or abandoned small animals. (Ord. 10870 § 224, 1993).

21A.06.925 Public agency archive. Public agency archive: a facility for the enclosed storage of public agency documents or related materials, excluding storage of vehicles, equipment, or similar materials. (Ord. 10870 § 225, 1993).

21A.06.930 - 21A.06.955

ZONING

21A.06.930 Public agency or utility office. Public agency or utility office: an office for the administration of any governmental or utility activity or program, with no outdoor storage and including, but not limited to uses located in SIC Major Group, Industry Group and Industry Nos.:

- A. 91-Executive, Legislative, and General Government, except Finance;
- B. 93-Public Finance, Taxation, and Monetary Policy;
- C. 94-Administration of Human Resource Programs;
- D. 95-Administration of Environmental Quality and Housing Program;
- E. 96-Administration of Economic Programs;
- F. 972-International Affairs;
- G. 9222-Legal Counsel and Prosecution; and
- H. 9229-Public Order and Safety. (Ord. 10870 § 226, 1993).

21A.06.935 Public agency or utility yard. Public agency or utility yard: a facility for open or enclosed storage, repair, and maintenance of vehicles, equipment, or related materials, excluding document storage. (Ord. 10870 § 227, 1993).

21A.06.940 Public agency training facility. Public agency training facility: an establishment or school for training state and local law enforcement, fire safety, national guard or transit personnel and facilities including but not limited to:

- A. Dining and overnight accommodations;
- B. Classrooms;
- C. Shooting ranges;
- D. Auto test tracks; and
- E. Fire suppression simulations. (Ord. 10870 § 228, 1993).

21A.06.943 Public transportation amenities. Public transportation amenities: Transfer of Development Credits (TDC) amenities financed by public transportation funds that shall provide transportation improvement or programs. (Ord. 13733 § 1, 2000).

21A.06.945 Radio frequency. Radio frequency: the number of times the current from a given source of non-ionizing electromagnetic radiation changes from a maximum positive level through a maximum negative level and back to a maximum positive level in one second; measured in cycles per second or Hertz ("Hz"). (Ord. 10870 § 229, 1993).

21A.06.950 Reasonable use. Reasonable use: a legal concept articulated by federal and state courts in regulatory taking cases. (Ord. 10870 § 230, 1993).

21A.06.955 Receiving site. Receiving site: land for which allowable residential density is increased over the base density permitted by the underlying zone, by virtue of permanently securing and dedicating to King County, or another qualifying agency, the development potential of an associated sending site. (Ord. 10870 § 231, 1993).

21A.06.960 Recreational vehicle ("RV"). Recreational vehicle ("RV"): a vehicle designed primarily for recreational camping, travel or seasonal use which has its own motive power or is mounted on or towed by another vehicle, including but not limited to:

- A. Travel trailer;
- B. Folding camping trailer;
- C. Park trailer;
- D. Truck camper;
- E. Park trailer;
- F. Motor home; and
- G. Multi-use vehicle. (Ord. 10870 § 232, 1993).

21A.06.965 Recreational vehicle parks. Recreational vehicle parks: the use of land upon which two or more recreational vehicle sites, including hook up facilities, are located for occupancy by the general public of recreational vehicles as temporary living quarters for recreation or vacation purposes. (Ord. 10870 § 233, 1993).

21A.06.970 Recyclable material. Recyclable material: a non-toxic, recoverable substance that can be re-processed for the manufacture of new products. (Ord. 10870 § 234, 1993).

21A.06.972 Reference evapotranspiration (Eto). Reference evapotranspiration (Eto): a standard measurement of environmental parameters which affect the water use of plants. (Ord. 11210 § 33, 1994).

21A.06.975 Regional stormwater management facility. Regional stormwater management facility: a surface water control structure installed in or adjacent to a stream or wetland of a basin or sub-basin by the surface water management ("SWM") division or a project proponent. Such facilities protect downstream areas identified by SWM as having previously existing or predicted significant regional basin flooding or erosion problems. (Ord. 10870 § 235, 1993).

21A.06.980 Regional utility corridor. Regional utility corridor: a right-of-way tract or easement other than a street right-of-way which contains transmission lines or pipelines for utility companies. Right-of-way tracts or easements containing lines serving individual lots or developments are not regional utility corridors. (Ord. 10870 § 236, 1993).

21A.06.985 Relocatable facilities cost per student. Relocatable facilities cost per student: the estimated cost of purchasing and siting a relocatable facility in a school district for the grade span of school to be provided, as a function of the district's facilities standard per grade span and taking into account the requirements of students with special needs. (Ord. 10870 § 237, 1993).

21A.06.990 Relocatable facility. Relocatable facility: any factory-built structure, transportable in one or more sections that is designed to be used as an education space and is needed to prevent the overbuilding of school facilities, to meet the needs of service areas within a district or to cover the gap between the time that families move into new residential developments

and the date that construction is completed on permanent school facilities.
(Ord. 10870 § 238, 1993).

21A-826-1

(King County 3-2000)

21A.06.995 - 21A.06.1030

ZONING

21A.06.995 Relocation facilities. Relocation facilities: housing units within King County that provide housing to persons who have been involuntarily displaced from other housing units within King County as a result of conversion of their housing unit to other land uses. (Ord. 10870 § 239, 1993).

21A.06.1000 Restoration. Restoration: returning a stream, wetland, other sensitive area or any associated buffer to a state in which its stability and functions approach its unaltered state as closely as possible. (Ord. 10870 § 240, 1993).

21A.06.1005 Retail, comparison. Retail, comparison: provides for the sale of comparison good and services and is centrally located in the community or region. (Ord. 10870 § 241, 1993).

21A.06.1010 Retail, convenience. Retail, convenience: provides for daily living goods, is easy to access and use and is close to residential neighborhoods. (Ord. 10870 § 242, 1993).

21A.06.1011 Retaining wall. Retaining wall: any wall used to resist the lateral displacement of any material. (Ord. 12987 § 2, 1998).

21A.06.1011A Road amenities. Road amenities: Transfer of development credits (TDC) amenities financed by road CIP or operating funds that shall provide transportation improvements or programs. (Ord. 13733 § 2, 2000).

21A.06.1012 Runoff. Runoff: water not absorbed by the soil in the landscape area to which it is applied. (Ord. 11210 § 34, 1994).

21A.06.1015 Salmonid. Salmonid: a member of the fish family salmonidae, including:

- A. Chinook, coho, chum, sockeye and pink salmon;
- B. Rainbow, steelhead and cutthroat salmon;
- C. Brown trout;
- D. Brook and dolly varden char;
- E. Kokanee; and
- F. Whitefish. (Ord. 10870 § 243, 1993).

21A.06.1020 School bus base. School bus base: an establishment for the storage, dispatch, repair and maintenance of coaches and other vehicles of a school transit system. (Ord. 10870 § 244, 1993).

21A.06.1025 School district. School district: any school district in King County whose boundaries include unincorporated areas of the county. (Ord. 10870 § 245, 1993).

21A.06.1030 School district support facility. School district support facility: uses (excluding schools and bus bases) that are required for the operation of a school district. This term includes school district administrative offices, centralized kitchens, and maintenance or storage facilities. (Ord. 10870 § 246, 1993).

(King County 3-2000)

21A-826-2

21A.06.1035 Schools, elementary, and middle/junior high. Schools, elementary, and middle/junior high: institutions of learning offering instruction in the several branches of learning and study required by the Education Code of the State of Washington in grades kindergarten through nine, including associated meeting rooms, auditoriums and athletic facilities. (Ord. 10870 § 247, 1993).

21A.06.1040 Schools, secondary or high school. Schools, secondary or high school: institutions of learning offering instruction in the several branches of learning and study required by the Education Code of the State of Washington in grades nine through twelve, including associated meeting rooms, auditoriums and athletic facilities. (Ord. 10870 § 248, 1993).

21A.06.1045 Seismic hazard areas. Seismic hazard areas: those areas in King County subject to severe risk of earthquake damage as a result of soil liquefaction in areas underlain by cohesionless soils of low density and usually in association with a shallow groundwater table or of other seismically induced settlement. (Ord. 10870 § 249, 1993).

21A.06.1050 Self-service storage facility. Self-service storage facility: an establishment containing separate storage spaces that are leased or rented as individual units. (Ord. 10870 § 250, 1993).

21A.06.1055 Sending site. Sending site: land designated in K.C.C. 21A.36 as capable of providing a public benefit if permanently protected by virtue of having its zoned development potential transferred to another property. (Ord. 10870 § 251, 1993).

21A.06.1060 Senior citizen. Senior citizen: a person aged 62 or older. (Ord. 11157 § 8, 1993: Ord. 10870 § 252, 1993).

21A.06.1062 Senior citizen assisted housing. Senior citizen assisted housing: housing in a building consisting of two or more dwelling units or sleeping units restricted to occupancy by at least one senior citizen per unit, and may include the following support services, as deemed necessary:

- A. Food preparation and dining areas;
- B. Group activity areas;
- C. Medical supervision; and
- D. Similar activities. (Ord. 11157 § 9, 1993: Ord. 10870 § 634 (part), 1993).

21A.06.1065 Sensitive areas. Sensitive areas: any of those areas in King County which are subject to natural hazards or those land features which support unique, fragile or valuable natural resources including fishes, wildlife and other organisms and their habitat and such resources which carry, hold or purify water in their natural state. Sensitive areas include coal mine hazard areas, erosion hazard areas, flood hazard areas, landslide hazard areas, seismic hazard areas, steep slope hazard areas, streams, volcanic hazard areas and wetlands. (Ord. 10870 § 253, 1993).

21A.06.1070 Setback. Setback: the minimum required distance between a structure and a specified line such as a lot, easement or buffer line that is required to remain free of structures. (Ord. 10870 § 254, 1993).

21A.06.1075 Shelters for temporary placement. Shelters for temporary placement: housing units within King County that provide housing to persons on a temporary basis for a duration not to exceed four weeks. (Ord. 10870 § 255, 1993).

21A.06.1080 Shooting range. Shooting range: a facility designed to provide a confined space for safe target practice with firearms, archery equipment, or other weapons. (Ord. 10870 § 256, 1993).

21A.06.1085 Sign. Sign: any device, structure, fixture, or placard that is visible from a public right-of-way or surrounding properties and uses graphics, symbols, or written copy for the purpose of advertising or identifying any establishment, product, goods, or service. (Ord. 10870 § 257, 1993).

21A.06.1090 Sign, awning. Sign, awning: a sign painted on or attached directly to and supported by an awning. An awning may be constructed of rigid or non-rigid materials and may be retractable or non-retractable. (Ord. 13014 § 1, 1998: Ord. 10870 § 258, 1993).

21A.06.1095 Sign, changing message center. Sign, changing message center: an electrically controlled sign that contains advertising messages which changes at intervals of three minutes or greater. (Ord. 10870 § 259, 1993).

21A.06.1100 Sign, community bulletin board. Sign, community bulletin board: a permanent sign used to notify the public of community events and public services, and which contains no commercial advertising. (Ord. 10870 § 260, 1993).

21A.06.1105 Sign, directional. Sign, directional: a sign designed to guide or direct pedestrian or vehicular traffic to an area, place or convenience, and may include incidental graphics such as trade names and trademarks. (Ord. 10870 § 261, 1993).

21A.06.1110 Sign, freestanding. Sign, freestanding: a sign standing directly upon the ground or having one or more supports standing directly upon the ground, and being detached from any building or fence. (Ord. 10870 § 262, 1993).

21A.06.1115 Sign, fuel price. Sign, fuel price: a sign utilized to advertise the price of gasoline and/or diesel fuel. (Ord. 10870 § 263, 1993).

21A.06.1120 Sign, incidental. Sign, incidental: a sign, emblem or decal designed to inform the public of goods, facilities, or services available on the premises, and may include but not limited to signs designating:

- A. Restrooms;
- B. Hours of operation;
- C. Acceptable credit cards;
- D. Property ownership or management;
- E. Phone booths; and
- F. Recycling containers. (Ord. 10870 § 264, 1993).

(King County 3-98)

21A-828

21A.06.1125 Sign, indirectly illuminated. Sign, indirectly illuminated: a sign that is illuminated entirely from an external artificial source. (Ord. 10870 § 265, 1993).

21A.06.1130 Sign, monument. Sign, monument: a freestanding sign that is above ground level and is anchored to the ground by a solid base, with no open space between the sign and the ground. (Ord. 10870 § 266, 1993).

21A.06.1135 Sign, off-premise directional. Sign, off-premise directional: a sign which contains no advertising of a commercial nature which is used to direct pedestrian or vehicular traffic circulation to a facility, service or business located on other premises within six hundred and sixty feet of the sign. (Ord. 10870 § 267, 1993).

21A.06.1140 Sign, on-premise. Sign, on-premise: a sign which displays a message which is incidental to and directly associated with the use of the property on which it is located. (Ord. 10870 § 268, 1993).

21A.06.1145 Sign, permanent residential development identification. Sign, permanent residential development identification: a permanent sign identifying the residential development upon which the sign is located. (Ord. 10870 § 269, 1993).

21A.06.1150 Sign, portable. Sign, portable: a sign which is capable of being moved and is not permanently affixed to the ground, a structure or building. (Ord. 10870 § 270, 1993).

21A.06.1155 Sign, projecting. Sign, projecting: any sign which is attached to and supported by the exterior wall of a building with the exposed face of the sign on a plane perpendicular to the wall of the building; projecting more than one foot from the wall of a building and vertical to the ground. (Ord. 13014 § 2, 1998: Ord. 10870 § 271, 1993).

21A.06.1160 Sign, time and temperature. Sign, time and temperature: an electrically controlled sign that contains messages for date, time, and temperature, which changes at intervals of one minute or less. (Ord. 10870 § 272, 1993).

21A.06.1165 Sign, wall. Sign, wall: any sign painted on, or attached directly to and supported by, a building or structure; with the exposed face of the sign on a plane parallel to the portion of the building or structure to which it is attached; projecting no more than one foot from the building or structure; including window signs which are permanently attached. (Ord. 13014 § 3, 1998: Ord. 10870 § 273, 1993).

21A.06.1167 Significant tree: an existing healthy tree that is not a hazard tree (i.e. a tree that does not have a high probability of imminently falling due to a debilitating disease or structural defect) and that, when measured four and one-half feet above grade, has a minimum diameter of:

- A. Eight inches for evergreen trees; or
- B. Twelve inches for deciduous trees. (Ord. 13576 § 1, 1999).

21A.06.1170 Site. Site: A single lot, or two or more contiguous lots that are under common ownership or documented legal control, used as a single parcel for a development proposal in order to calculate compliance with the standards and regulations of this title. (Ord. 11922 § 2, 1995).

21A.06.1172 Site area. A. Site area shall be to the total horizontal area of a project site, less the following:

1. Areas below the ordinary high water mark;
2. Areas which are required to be dedicated on the perimeter of a project site for public rights-of-way. (Ord. 11555 § 1, 1994).

21A.06.1175 Site cost per student. Site cost per student: the estimated cost of a site in the district for the grade span of school to be provided, as a function of the district's facilities standard per grade span and taking into account the requirements of students with special needs. (Ord. 10870 § 275, 1993).

21A.06.1177 SITUS File. SITUS File: information on an individual parcel of land, including its size, known extent of existing development, known environmental constraints, approval conditions and other site-specific information, contained in the computerized permitting and land parcel data base of the department of development and environmental services or its successor agencies. (Ord. 11621 § 28, 1994).

21A.06.1180 Ski area. Ski area: an establishment for cross-country or downhill ski runs and including, but not limited to:

- A. Chair lifts;
- B. Warming huts; and
- C. Supporting services. (Ord. 10870 § 276, 1993).

21A.06.1185 Soil recycling facility. Soil recycling facility: an establishment engaged in the collection, storage and treatment of contaminated soils to remove and reuse organic contaminants. (Ord. 10870 § 277, 1993).

21A.06.1190 Source-separated organic material. Source-separated organic material: vegetative material, scrap lumber or wood, or other materials that provide a source for recycled or composted products. This does not include chemically treated wood products and/or toxic organic substances. (Ord. 10870 § 278, 1993).

21A.06.1195 Special use permit. Special use permit: a permit granted by the County to locate a regional land use at a particular location, subject to conditions placed on the proposed use to ensure compatibility with adjacent land uses. (Ord. 10870 § 279, 1993).

21A.06.1200 Specialized instruction school. Specialized instruction school: establishments engaged in providing specialized instruction in a designated field of study, rather than a full range of courses in unrelated areas; including, but not limited to:

- A. Art;
- B. Dance;
- C. Music;
- D. Cooking;
- E. Driving; and
- F. Pet obedience training. (Ord. 10870 § 280, 1993).

21A.06.1205 Specified sexual activities. Specified sexual activities: human genitalia in a state of sexual stimulation or arousal; acts of human masturbation, sexual intercourse or sodomy; or erotic fondling, touching or display of human genitalia, pubic region, buttock, or female breast. (Ord. 10870 § 281, 1993).

21A.06.1210 Sporting goods store. Sporting goods store: an establishment engaged in the retail sale of sporting goods and equipment, including only uses located in SIC Industry Nos.:

- A. 5941-Sporting Goods Stores and Bicycle Shops; and
- B. 5999-Tent Shops and Trophy Shops. (Ord. 10870 § 282, 1993).

21A.06.1215 Sports club. Sports club: an establishment engaged in operating physical fitness facilities and sports and recreation clubs, including only uses located in SIC Industry Nos.:

- A. 7991-Physical Fitness Facilities; and
- B. 7997-Membership Sports and Recreation Clubs. (Ord. 10870 § 283, 1993).

21A.06.1220 Stable. Stable: a structure or facility in which horses or other livestock are kept for:

- A. Boarding;
- B. Training;
- C. Riding lessons;
- D. Breeding;
- E. Rental; or
- F. Personal use. (Ord. 10870 § 284, 1993).

21A.06.1225 Standard of service, school districts. Standard of service, school districts: the standard adopted by each school district which identifies the program year, the class size by grade span and taking into account the requirements of students with special needs, the number of classrooms, the types of facilities the district believes will best serve its student population, and other factors as identified by the school district. The district's standard of service shall not be adjusted for any portion of the classrooms housed in relocatable facilities which are used as transitional facilities or for any specialized facilities housed in relocatable facilities. Except as otherwise defined by the school board pursuant to a board resolution, transitional facilities shall mean those facilities that are used to cover the time required for the construction of permanent facilities; provided that, the "necessary financial commitments" as defined in Section 21A.28 are in place to complete the permanent facilities called for in the capital plan. (Ord. 10870 § 285, 1993).

21A.06.1230 Steep slope hazard areas. Steep slope hazard areas: those areas in King County on slopes 40% or steeper within a vertical elevation change of at least ten feet. A slope is delineated by establishing its toe and top and is measured by averaging the inclination over at least ten feet of vertical relief. For the purpose of this definition:

- A. The toe of a slope is a distinct topographic break in slope which separates slopes inclined at less than 40% from slopes 40% or steeper. Where no distinct break exists, the toe of a steep slope is the lower most limit of the area where the ground surface drops ten feet or more vertically within a horizontal distance of 25 feet; and

B. The top of a slope is a distinct, topographic break in slope which separates slopes inclined at less than 40% from slopes 40% or steeper. Where no distinct break exists, the top of a steep slope is the upper most limit of the area where the ground surface drops ten feet or more vertically within a horizontal distance of 25 feet. (Ord. 10870 § 286, 1993).

21A.06.1235 Stream functions. Stream functions: natural processes performed by streams including functions which are important in facilitating food chain production, providing habitat for nesting, rearing and resting sites for aquatic, terrestrial and avian species, maintaining the availability and quality of water, such as purifying water, acting as recharge and discharge areas for groundwater aquifers, moderating surface and storm water flows and maintaining the free flowing conveyance of water, sediments and other organic matter. (Ord. 10870 § 287, 1993).

21A.06.1240 Streams. Streams: those areas in King County where surface waters produce a defined channel or bed, not including irrigation ditches, canals, storm or surface water run-off devices or other entirely artificial watercourses, unless they are used by salmonids or are used to convey streams naturally occurring prior to construction in such watercourses. For the purpose of this definition, a defined channel or bed is an area which demonstrates clear evidence of the passage of water and includes, but is not limited to, bedrock channels, gravel beds, sand and silt beds and defined-channel swales. The channel or bed need not contain water year-round. For the purpose of defining the following categories of streams, normal rainfall is rainfall that is at or near the mean of the accumulated annual rainfall record, based upon the water year for King County as recorded at the Seattle-Tacoma International Airport:

A. Class 1 streams, only including streams inventoried as "Shorelines of the State" under King County's Shoreline Master Program, K.C.C. Title 25, pursuant to RCW 90.58;

B. Class 2 streams, only including streams smaller than class 1 streams which flow year-round during years of normal rainfall or those which are used by salmonids; and

C. Class 3 streams, only including streams which are intermittent or ephemeral during years of normal rainfall and which are not used by salmonids. (Ord. 10870 § 288, 1993).

21A.06.1245 Street. Street: a public or recorded private thoroughfare providing pedestrian and vehicular access through neighborhoods and communities and to abutting property. (Ord. 10870 § 289, 1993).

21A.06.1250 Street frontage. Street frontage: any portion of a lot or combination of lots which directly abut a public right-of-way. (Ord. 10870 § 290, 1993).

21A.06.1255 Structure. Structure: anything permanently constructed in or on the ground, or over the water; excluding fences six feet or less in height, decks less than 18 inches above grade, paved areas, and structural or non-structural fill. (Ord. 12987 § 3, 1998: Ord. 10870 § 291, 1993).

21A.06.1260 Student factor. Student factor: the number derived by a school district to describe how many students of each grade span are expected to be generated by a dwelling unit. Student factors shall be based on district records of average actual student generated rates for new developments constructed over a period of not more than five years prior to the date of the fee calculation; if such information is not available in the district, data from adjacent districts, districts with similar demographics, or county wide averages must be used. Student factors must be separately determined for single family and multifamily dwelling units, and for grade spans. (Ord. 10870 § 292, 1993).

21A.06.1265 Submerged land. Submerged land: any land at or below the ordinary high water mark. (Ord. 10870 § 293, 1993).

21A.06.1270 Substantial improvement. Substantial improvement: any maintenance, repair, structural modification, addition or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either before the maintenance, repair, modification or addition is started or before the damage occurred, if the structure has been damaged and is being restored. (Ord. 10870 § 294, 1993).

21A.06.1273 TDC. TDC transfer of development credit. (Ord. 13733 § 3, 2000).

21A.06.1273A TDC amenities. TDC amenities: improvements or programs that are implemented to facilitate increased densities on or near receiving sites inside cities or in the urban unincorporated area. (Ord. 13733 § 4, 2000).

21A.06.1273B TDC bank fund. TDC bank fund: the fund established under K.C.C. 4.08.327. (Ord. 13733 § 5, 2000).

21A.06.1273C TDC conversion ratio. TDC conversion ratio: the ratio by which development credits purchased from a sending site are converted into additional development capacity for use on a receiving site. (Ord. 13733 § 6, 2000).

21A.06.1273D TDC executive board. TDC executive board: the board established under K.C.C. 21A.55.230. (Ord. 13733 § 7, 2000).

21A.06.1275 Temporary use permit. Temporary use permit: permit to allow a use of limited duration and/or frequency, or to allow multiple related events over a specified period. (Ord. 10870 § 295, 1993).

21A.06.1277 Theater. Theater: an establishment primarily engaged in the indoor exhibition of motion pictures or of live theatrical presentations. (Ord. 13022 § 5, 1998).

21A.06.1278 Theatrical production services. Theatrical production services: an establishment engaged in uses located in SIC Industry No. 792 - Theatrical Producers (Except Motion Picture), Bands, Orchestras, and Entertainers, except establishments primarily engaged in providing live theatrical presentations, such as road companies and summer theaters. (Ord. 13022 § 6, 1998).

21A.06.1280 Tightline sewer. Tightline sewer: a sewer trunk line designed and intended specifically to serve only a particular facility or place, and whose pipe diameter should be sized appropriately to ensure service only to that facility or place. It may occur outside the local service area for sewers, but does not amend the local service area. (Ord. 10870 § 296, 1993).

21A.06.1285 Trails. Trails: man-made pathways designed and intended for use by pedestrians, bicyclists, equestrians, and/or recreational users. (Ord. 10870 § 297, 1993).

21A.06.1290 Transfer station. Transfer station: a staffed collection and transportation facility used by private individuals and route collection vehicles to deposit solid waste collected off-site into larger transfer vehicles for transport to permanent disposal sites; and may also include recycling facilities involving collection or processing for shipment. (Ord. 10870 § 298, 1993).

21A.06.1295 Transit base. Transit base: an establishment for the storage, dispatch, repair and maintenance of coaches, light rail trains, and other vehicles of a public transit system. (Ord. 10870 § 299, 1993).

21A.06.1305 Transitional housing facilities. Transitional housing facilities: housing units within King County owned by public housing authorities, nonprofit organizations or other public interest groups that provide housing to persons on a temporary basis for a duration not to exceed 24 months in conjunction with job training, self sufficiency training, and human services counseling; the purpose of which is to help persons make the transition from homelessness to placement in permanent housing. (Ord. 10870 § 301, 1993).

21A.06.1310 Transmission equipment. Transmission equipment: equipment, such as antennae and satellite, or point-to-point microwave dishes, that transmit or receive radio signals. (Ord. 10870 § 302, 1993).

21A.06.1315 Transmission line booster station. Transmission line booster station: an establishment containing equipment designed to increase voltage of electrical power transported through transmission and/or distribution lines to compensate for power loss due to resistance. (Ord. 10870 § 303, 1993).

21A.06.1320 Transmission support structure. Transmission support structure: a pole or lattice-work structure specifically designed and intended to support antenna and related communication equipment. The term does not include poles or lattice-work towers supporting above-ground distribution or transmission lines for utility services such as electric, telephone, cable, etc. (Ord. 13129 § 19, 1998: Ord. 10870 § 304, 1993).

21A.06.1325 Transmitter building. Transmitter building: building used to contain communication transmission equipment. (Ord. 10870 § 305, 1993).

21A.06.1330 Transportation system management ("TSM"). Transportation System Management ("TSM"): low-cost projects that can be implemented in a short time frame designed to increase the efficiency of existing transportation facilities. This also includes transit and/or ride sharing measures to decrease single occupancy vehicle trips. (Ord. 10870 § 306, 1993).

21A.06.1332 Trough subsidence. Trough subsidence: a readily predictable or historically observed surface depression phenomena caused by coal extraction which is generally characterized by a gentle and continuous dish shape which may extend beyond the subsurface area in which coal mining has occurred. (Ord. 13319 § 5, 1998).

21A.06.1335 Ultimate roadway section. Ultimate roadway section: a designation by King County that the maximum roadway or intersection capacity has been reached and further right-of-way acquisition and/or improvements are not feasible to increase peak hour vehicle capacity. (Ord. 10870 § 307, 1993).

21A.06.1340 Urban Plan Development (UPD). Urban Plan Development: a site specific project consisting of conceptual site plan(s), development standards, processing and other elements. (Ord. 10870 § 308, 1993).

21A.06.1345 Use. Use: activity or function carried out on an area of land, or in a building or structure located thereon. Any use subordinate or incidental to the primary use on a site is considered an accessory use. (Ord. 10870 § 309, 1993).

21A.06.1350 Utility facility. Utility facility: a facility for the distribution or transmission of services to an area; including, but not limited to:

- A. Telephone exchanges;
- B. Water pumping or treatment stations;
- C. Electrical substations;
- D. Water storage reservoirs or tanks;
- E. Municipal groundwater well-fields;
- F. Regional stormwater management facilities.
- G. Natural gas gate stations and limiting stations;
- H. Propane, compressed natural gas and liquefied natural gas storage tanks serving multiple lots or uses from which fuel is distributed directly to individual users;
- I. Sewer lift stations; and
- J. Pipes, electrical wires and associated structural supports. (Ord. 10870 § 310, 1993).

21A.06.1352 Vector waste. Vector waste means liquid or solid waste material collected from catch basins, retention/detention facilities or drainage pipes. (Ord. 12018 § 1, 1995).

21A.06.1353 Vector waste receiving facility. Vector waste receiving facility means a facility where vector waste is brought for treatment and storage prior to final disposal. (Ord. 12018 § 2, 1995).

21A.06.1355 Variance. Variance: an adjustment in the application of standards of a zoning code to a particular property. (Ord. 10870 § 311, 1993).

21A.06.1360 Vegetation. Vegetation: any and all plant life growing at, below or above the soil surface. (Ord. 10870 § 312, 1993).

21A.06.1365 Vocational school. Vocational school: establishments offering training in a skill or trade to be pursued as a career, including only uses located in SIC Industry Group No.:

- A. 824-Vocational Schools; and
- B. 8222-Technical Institutes. (Ord. 10870 § 313, 1993).

21A.06.1370 Volcanic hazard areas. Volcanic hazard areas: those areas in King County subject to inundation by mudflows, lahars or related flooding resulting from volcanic activity on Mount Rainier, delineated based on recurrence of an event equal in magnitude to the prehistoric Electron Mudflow. (Ord. 10870 § 314, 1993).

21A.06.1375 Warehousing and wholesale trade. Warehousing and wholesale trade: establishments involved in the storage and/or sale of bulk goods for resale or assembly, excluding establishments offering the sale of bulk goods to the general public which is classified as a retail use in K.C.C. 21A.08.070. These establishments shall include only SIC Major Group Nos. 50 and 51 and SIC Industry Group Nos. 422 and 423. (Ord. 10870 § 315, 1993).

21A.06.1380 Wastewater treatment facility. Wastewater treatment facility: a plant for collection, decontamination and disposal of sewage, including residential, industrial and agricultural liquid wastes, and including any physical improvement within the scope of the definition of "water pollution control facility" set forth in WAC 173-90-015(4) as amended. (Ord. 10870 § 316, 1993).

21A.06.1382 Water budget. Water budget: the upper limit of irrigation water applied to the established landscape area. (Ord. 11210 § 35, 1994).

21A.06.1385 Water dependent use. Water dependent use: a land use which can only exist when the interface between wet meadows, grazed land and water provides the biological or physical conditions necessary for the use. (Ord. 10870 § 317, 1993).

21A.06.1390 Wet meadows, grazed. Wet meadows, grazed: palustrine emergent wetlands typically having up to six inches of standing water during the wet season and dominated under normal conditions by meadow emergents such as reed canary grass, spike rushes, bulrushes, sedges and rushes. During the growing season, the soil is often saturated but not covered with water. These meadows have been frequently used for livestock activities. (Ord. 10870 § 318, 1993).

21A.06.1395 Wetland edge. Wetland edge: the line delineating the outer edge of a wetland, consistent with the 1987 US Army Corps of Engineers Wetlands Delineation Manual in use on January 1, 1995 by the United States Army Corps of Engineers and the United States Environmental Protection Agency as implemented through, and consistent with the May 23, 1994 "Washington Regional Guidance on the 1987 Wetland Delineation Manual" document issued by the Corps of Engineers and the Environmental Protection Agency. When the State of Washington, Department of Ecology, adopts a manual as required pursuant to a new section 11 of Engrossed Senate Bill 5776, wetlands regulated under development regulations shall be delineated pursuant to said manual. (Ord. 11977 § 1, 1995: Ord. 10870 § 319, 1993).

21A.06.1400 Wetland, forested. Wetland, forested: a wetland which is characterized by woody vegetation at least 20 feet tall. (Ord. 10870 § 320, 1993).

21A.06.1405 Wetland functions. Wetland functions: natural processes performed by wetlands including functions which are important in facilitating food chain production, providing habitat for nesting, rearing and resting sites for aquatic, terrestrial and avian species, maintaining the availability and quality of water, acting as recharge and discharge areas for groundwater aquifers and moderating surface and storm water flows, as well as performing other functions including, but not limited to, those set forth in 33 CFR 320.4(b)(2), 1988. (Ord. 10870 § 321, 1993).

21A.06.1410 Wetland, isolated. Wetland, isolated: a wetland which has a total size less than 2500 square feet excluding buffers or, if within the Urban Area is less than 5000 square feet excluding buffers, which is hydrologically isolated from other wetlands or streams does not have permanent open water, and is determined to be of low function. (Ord. 11621 § 33, 1994: 10870 § 322, 1993).

21A.06.1415 Wetlands. Wetlands: those areas in King County which are inundated or saturated by ground or surface water at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas, or other artificial features intentionally created to mitigate conversions of wetlands pursuant to wetlands mitigation banking. Wetlands do not include artificial features created from non-wetland areas including, but not limited to irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Where the vegetation has been removed or substantially altered, a wetland shall be determined by the presence or evidence of hydric or organic soil, as well as by other documentation, such as aerial photographs, of the previous existence of wetland vegetation. When the areas of any wetlands are hydrologically connected to each other, they shall be added together to determine which of the following categories of wetlands apply:

A. Class 1 wetlands, only including wetlands assigned the Unique/Outstanding #1 rating in the 1983 King County Wetlands Inventory or which meet any of the following criteria:

1. Are wetlands which have present species listed by the federal or state government as endangered or threatened or outstanding actual habitat for those species;

2. Are wetlands which have 40% to 60% permanent open water in dispersed patches with two or more classes of vegetation;

3. Are wetlands equal to or greater than ten acres in size and have three or more classes of vegetation, one of which is submerged vegetation in permanent open water; or

4. Are wetlands which have present plant associations of infrequent occurrence;

B. Class 2 wetlands, only including wetlands assigned the Significant #2 rating in the 1983 King County Wetlands Inventory or which meet any of the following criteria:

1. Are wetlands greater than one acre in size;
2. Are wetlands equal to or less than one acre in size and have three or more classes of vegetation;
3. Are wetlands which:
 - a. are located within an area designated "urban" in the King County Comprehensive Plan;
 - b. are equal to or less than one acre but larger than 2,500 square feet; and
 - c. have three or more classes of vegetation;
4. Are forested wetlands equal to or less than one acre but larger than 2500 square feet; or
5. Are wetlands which have present heron rookeries or raptor nesting trees; and

C. Class 3 wetlands, only including wetlands assigned the Lesser Concern #3 rating in the 1983 King County Wetlands Inventory or which meet any of the following criteria:

1. Are wetlands equal to or less than one acre in size and have two or fewer classes of vegetation; or
2. Are wetlands which:
 - a. are located within an area designated "urban" in the King County Comprehensive Plan;
 - b. are equal to or less than one acre but larger than 2,500 square feet; and
 - c. have two or fewer classes of vegetation.

(Ord. 12122 § 1, 1996: Ord. 11621 § 34, 1994: 10870 § 323, 1993).

21A.06.1420 Wetpond. Wetpond: an artificial water body constructed as a part of a surface water management system. (Ord. 10870 § 324, 1993).

21A.06.1425 Wildlife shelter. Wildlife shelter: a facility for the temporary housing of sick, wounded or displaced wildlife. (Ord. 10870 § 325, 1993).

21A.06.1430 Work release facility. Work release facility: a facility which allows the opportunity for convicted persons to be employed outside of the facility, but requires confinement within the facility when not in the place of employment. (Ord. 10870 § 326, 1993).

21A.06.1432 Wrecked, dismantled or inoperative vehicle. "Wrecked, dismantled or inoperative vehicle" means a motor vehicle or the remains or remnant parts of a motor vehicle which is mechanically inoperative and cannot be made operative without the addition of vital parts or mechanisms or the application of a substantial amount of labor and is certified by the department of development and environmental services as meeting at least three of the following requirements:

- A. is three years old or older;
- B. is extensively damaged, such damage including but not limited to any of the following: missing wheels, tires, motor, or transmission;
- C. is apparently inoperable;

D. has an approximate fair market value equal only to the approximate value of the scrap in it. (Ord. 12024 § 11, 1995).

(King County 3-2000)

21A-834-4

TECHNICAL TERMS AND LAND USE DEFINITIONS

21A.06.1435 - 21A.06.1440

21A.06.1435 Yard or organic waste processing facility. Yard or organic waste processing facility: a site where yard and garden wastes, including wood and landclearing debris, are processed into new products such as soil amendments and wood chips. (Ord. 11157 § 10, 1993: Ord. 10870 § 327, 1993).

21A.06.1440 Zoo animal breeding facility. Zoo animal breeding facility: a non-profit farm which is owned by an American Zoo and Aquarium Association (AZA) accredited zoo, is accredited by the AZA and is operated in conformance with all licensing requirements of the United States Department of Agriculture for the purposes of long-term species survival, propagation, conservation, research, and husbandry of native and exotic wildlife and for training zoo professionals, biologists, veterinarians and other zoo-related researchers. (Ord. 12709 § 3, 1997).

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21A-834-5

(King County 3-2000)